



**lindsays**

21 Sutherland Street,  
Dundee, DD2 2HQ

*"Spacious two bedroom semi-detached villa in a quiet residential area"*

- Hallway
- Lounge/Diner
- Kitchen
- Two Double Bedrooms
- Shower Room
- Gardens
- Driveway & Garage

EPC Rating C

**OFFERS OVER £175,000**



## Description

Lindsays are delighted to offer to the market this spacious two-bedroom semi-detached villa, located in a quiet, private residential cul-de-sac on Sutherland Street. Ideally positioned, the property provides easy access to a wide range of local amenities including shops, schools, public transport links and within close proximity of Ninewells Hospital.

This well-presented home benefits from gas central heating and double glazing throughout. All floor coverings, light fittings, and blinds where fitted are included in the sale.

The accommodation is arranged over two levels. On the ground floor, the entrance hallway offers useful storage and leads to a bright, spacious lounge with ample space for dining. The fitted kitchen provides excellent storage options and includes a convenient utility area to the rear. Upstairs, the large primary bedroom enjoys plenty of natural light from two generously sized windows, offering lovely views. There is a further spacious double bedroom, along with a newly installed, contemporary shower room.

Externally, the property features a driveway with parking for multiple vehicles, which leads to a single garage. The front garden is designed for low maintenance and offers a welcoming patio seating area, while the rear garden is mainly laid to lawn and includes a raised seating space, ideal for relaxing during the warmer months.

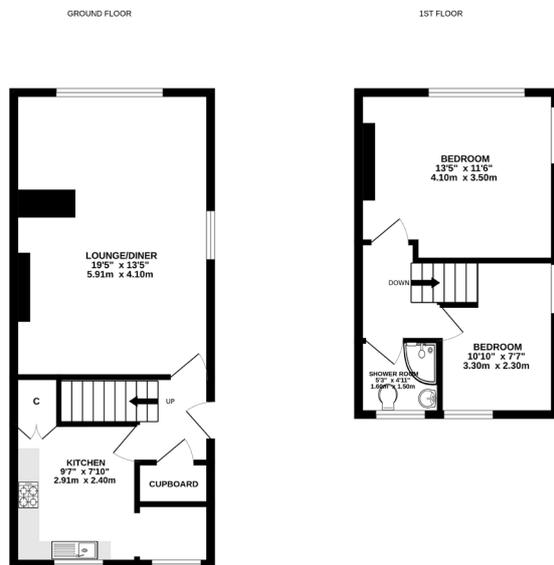
This property will appeal to a wide range of buyers and early viewing is highly recommended to fully appreciate the space and setting on offer.

## Area

Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities, Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of these details should not be relied upon and are not intended to be used as a basis for any legal proceedings. The ground, drainage and services should be checked and the purchaser should verify the accuracy of the plan.



T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.