



lindsays

19 Americanmuir Road,
Dundee DD3 9AA

"Substantial, four bedroom detached villa in a popular residential area"

- Vestibule
- Hallway
- Lounge
- Sitting Room/Bedroom 5
- Family/Dining Kitchen
- Four Bedrooms
- Family Bathroom
- Ensuite & WC
- Gardens
- Garage & Drive

EPC Rating D

OFFERS OVER £295,000



Description

Lindsays are delighted to offer to the market this substantial four bedroom detached villa in a popular residential area. Americanmuir Road is ideally situated for ease of access to a number of local amenities including schools shops and is just a short distance to a local commuter bus route.

The charming property offers versatile accommodation spread over two floors and comprises: vestibule, reception hallway and bright and spacious lounge with bay window. There is a generous double bedroom which also has a bay window and enjoys views of the front garden. To the rear of the property there is lovely sitting room/ bedroom 5 which has access to the rear garden and a large under stair store. While the large open plan family room/dining kitchen with Belfast sink and patio doors offers a lovely family space. There is also a useful WC.

Upstairs the principal bedroom has a recently fitted ensuite shower room while the guest bedroom has an area that could be utilised as a dressing room or study area. There is a third bedroom and modern family bathroom with shower over the bath. Benefits include double glazing, gas central heating and a number of original features.

Externally the property sits within a generous garden grounds with well maintained gardens to the front. It is laid with lawn to one side while the other is beautiful decorative monoblock which offers ample off street parking. A long shared drive leads to the timber garage. The rear garden is a blank canvas which will allow the buyer to design a garden to suit their personal preferences.

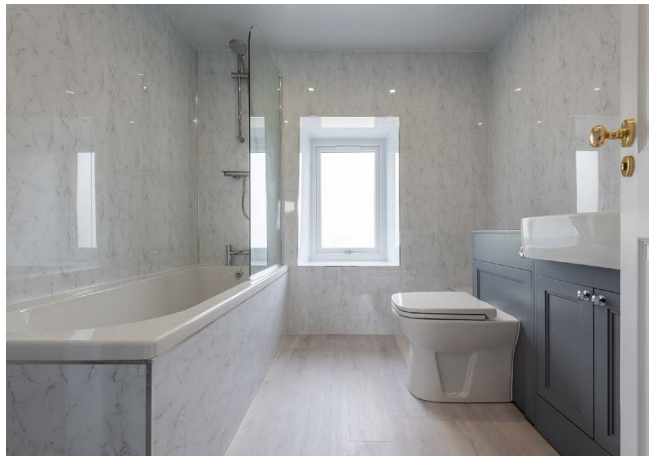
Early viewing is highly recommended to fully appreciate the property on offer.

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.

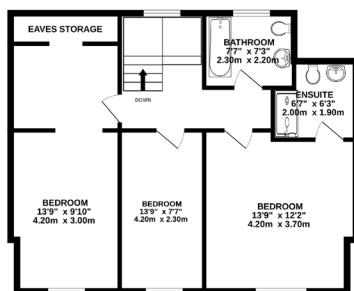
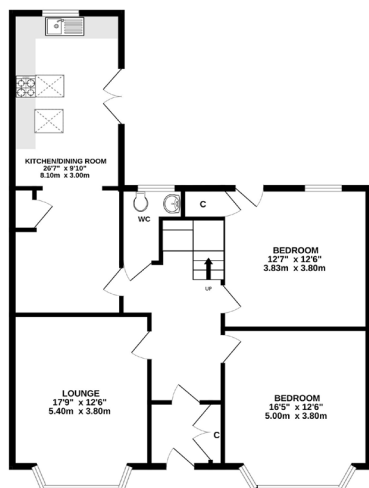
Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk. The owner can be contacted directly on 07793326429 outwith normal office hours.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix iC2025

T: 01382 802050 **E:** dundeeproperty@lindsays.co.uk **W:** 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.