



**lindsays**

62A Menzieshill Road,  
Dundee DD2 1PU

*"Three bedroom semi detached bungalow in a much sought after location"*

- Hallway
- Lounge
- Fitted Kitchen
- Three Bedrooms
- Shower Room
- Gardens
- Drive

EPC Rating C

**OFFERS OVER £190,000**





## Description

This is an excellent opportunity to purchase this three bedroom semi detached bungalow in a much sought after location. Menzieshill Road is ideally situated for ease of access to a large number of amenities while being short distance from Ninewells Teaching Hospital.

The accommodation comprises: hallway, bright and spacious lounge, fitted kitchen, three bedrooms, two of which have fitted storage and shower room. Benefits include gas central heating and attic space.

Externally there is a low maintenance garden to the front with a long monoblock drive with room for multiple vehicles. The gardens to the rear and side are a combination of lawn and patio with a large number of mature plantings.

Early viewing is highly recommended to fully appreciate the potential and location of the home on offer.

## Area

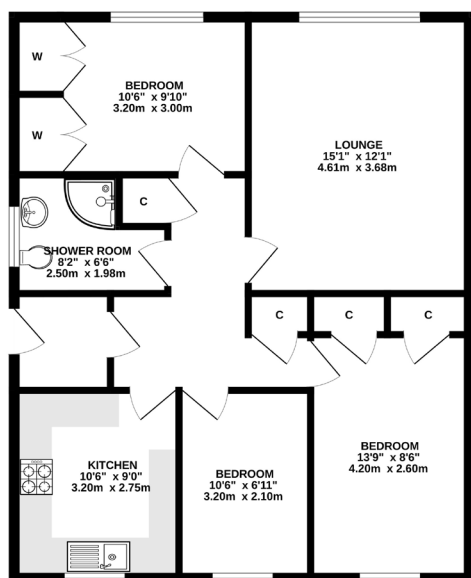
Dundee's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstone Art College are located on the vibrant Perth Road which offers an eclectic mix of bars, restaurants and boutique shops. The iconic Magdalen Green and Botanic gardens are ideal for peaceful walks and reflection. The renowned Ninewells Teaching Hospital is located on the western edge and there are excellent transport links with the A90 Dual Carriageway, Railway Station and Airport.

## Viewing

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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, room sizes and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Issue with floorplan 12/20

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.