



**lindsays**

68 Menzieshill Road,  
Dundee, DD2 1RH

*"Well-Presented 3-Bedroom Semi-Detached Bungalow in Dundee's West End"*

- Hallway
- Kitchen
- Lounge
- Conservatory
- 3 Bedrooms
- Family Bathroom
- Driveway
- Front & Rear Gardens

EPC Rating C

**OFFERS OVER £220,000**





# Description

This is an excellent opportunity to purchase a beautifully presented semi-detached bungalow, ideally located on Menzieshill Road in the highly sought-after West End of Dundee. The area offers convenient access to a wide range of local amenities and is within close proximity to Ninewells Hospital, making it an ideal location for families and professionals alike.

The property is in true move-in condition and benefits from gas central heating and double glazing throughout. Included in the sale are all floor coverings, light fittings, fitted blinds, and white goods.

The accommodation is arranged on one level and offers a flexible layout to suit modern living. On entering, you are welcomed into a hallway with useful built-in storage. The modern fitted kitchen is both stylish and practical, offering ample cupboard and worktop space along with a breakfast bar. A bright and spacious lounge provides a comfortable living area and leads directly into the conservatory, which is currently being used as a dining room. There are two generous double bedrooms, each benefiting from excellent storage, along with a third bedroom that offers additional flexibility as a guest room, study, or nursery. A contemporary family bathroom, complete with a shower over the bath, completes the interior of the home.

Externally, the property boasts a driveway to the side providing off-street parking for multiple vehicles. The front garden is neatly laid to lawn, while the main garden to the rear is fully enclosed, also laid in lawn, and features a lovely, decked seating area ideal for outdoor relaxation and entertaining. A garden shed is also included in the sale.

This attractive bungalow combines comfortable, single level living with a prime location and is sure to attract strong interest. Early viewing is highly recommended.

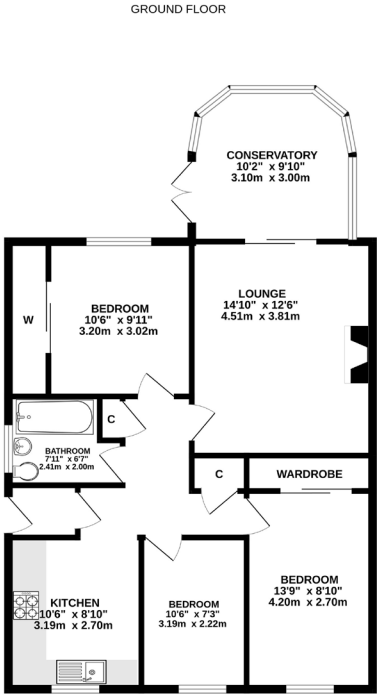
## Area:

This fantastic home is sure to be popular and early viewing is highly recommended.

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.

## Viewings:

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 description contained herein, measurements of floor, wall, ceiling, rooms and any other parts 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 for any prospective purchaser. The furniture, fixtures and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.  
Made with Metreplan 12/2023

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.