



lindsays

9 Glamis Gardens,
Dundee, DD2 1XQ

"Spacious terraced House in small development close to Ninewells Hospital"

- Vestibule
- Open Plan Lounge/Dining/Kitchen
- Three Double Bedrooms
- Bath & Shower Rooms
- Double Glazing
- Gas Central Heating
- Gardens

EPC Rating C

OFFERS OVER £220,000



Description

Located in a small development just minutes from Ninewells Hospital this terraced house will make an ideal home for the growing family or buy to let investor. The property offers spacious, versatile accommodation over two levels with practical benefits including double glazing and gas central heating.

The accommodation comprises: entrance vestibule, open plan lounge/dining room with doors opening out to the south facing balcony, kitchen with integrated hob, oven, extractor hood, fridge, freezer, washing machine and dishwasher, along with a shower room on the lower floor. The upper floor hosts three double bedrooms, two of which have built-in wardrobes, and a family bathroom.

The front garden is a great size with lawn and planted with mature trees. There are two allocated private parking spaces next to the property, along with visitor parking spaces. (The development is factored by Taylor Martin at a cost of approximately £90 per quarter to cover the upkeep of the communal areas, which are jointly owned by the 36 properties).

This lovely house and excellent location can only be fully appreciated by viewing which is highly recommended.

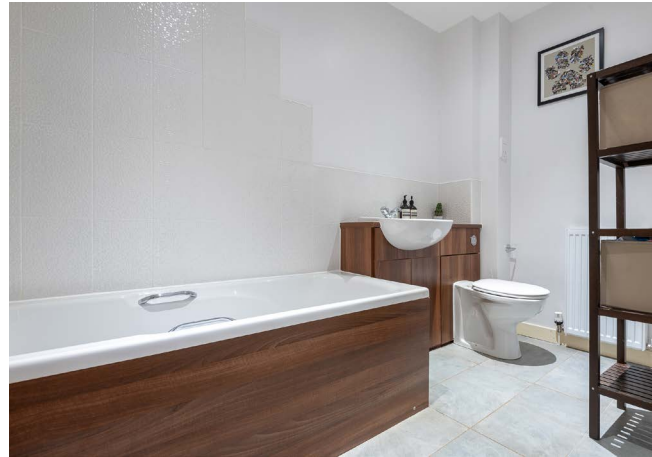
Area

Glamis Gardens is located to the west of the City close to Ninewells Hospital and within easy reach of other areas either by car or by regular public transport. The A90 dual carriageway provides excellent commuting links to other major towns and cities.

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.

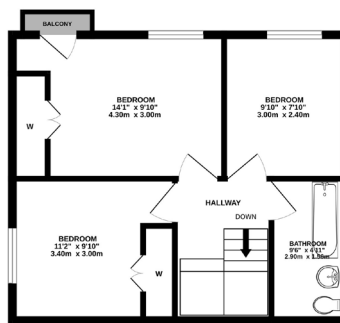
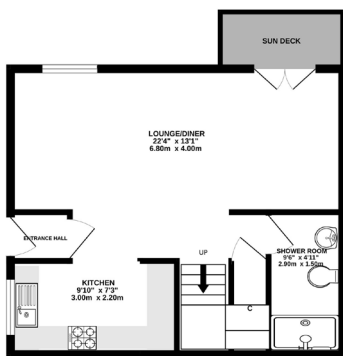
Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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.
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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.