# lindsays

## l Camperdown Street, Dundee, DD2 3AR

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## "Detached villa set within impressive private garden in popular location"

- Hallway
- Lounge/Diner
- Kitchen/Breakfast Room
- Shower Room
- 3 Double Bedrooms
- Garden Bar
- Garden
- External Stores
- Driveway

EPC Rating D

# OFFERS OVER £210,000





#### Description

This detached villa is set within an impressive and fully enclosed private garden, located in a popular and well-established area of Dundee. Offering spacious and flexible accommodation throughout, the property is ideal for families, professionals, or anyone seeking a blend of indoor comfort and outdoor lifestyle.

The ground floor features a welcoming hallway with storage beneath the stairs, leading to a bright and generous lounge and dining area, perfect for both relaxing and entertaining. The kitchen/breakfast room is well-appointed and includes a useful utility space, offering excellent functionality for everyday living. A substantial downstairs shower room provides a modern and spacious facility, while a double bedroom on this level benefits from built-in storage, making it a versatile space for guests, a home office, or additional family accommodation. Upstairs, there are two further double bedrooms, along with a large storage cupboard accessed from the landing, ensuring practical living space is well catered for.

Externally, the property really stands out. The garden is mainly laid to lawn with a patio seating area, a drying area, and excellent privacy throughout. One of the standout features is the impressive garden bar, a fantastic and versatile space for entertaining, relaxing, or even working from home. Additional external stores provide ample storage solutions, and a gated driveway offers secure off-street parking for several cars.

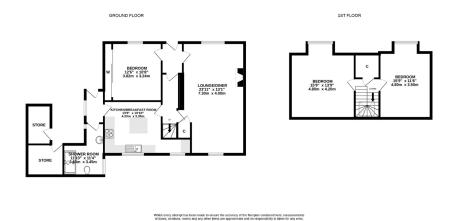
This property combines charm, space, and lifestyle appeal in a sought-after Dundee location, and early viewing is strongly recommended.

#### 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











### 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.