






3 Bruce Road  
Dundee, DD3 8LJ



*Spacious Semi-Detached Villa set in a desirable location, ideal for the family buyer.*

 2 Bed    2 Bath    2 Reception

This semi-detached villa offers spacious accommodation over two levels ideal for the growing family. The property has been upgraded over recent years and is presented to the market in move-in condition. Located in a popular residential area to the north of the city, convenient for schools, local shops, supermarkets and retail parks and with easy access to the city centre by regular public transport.

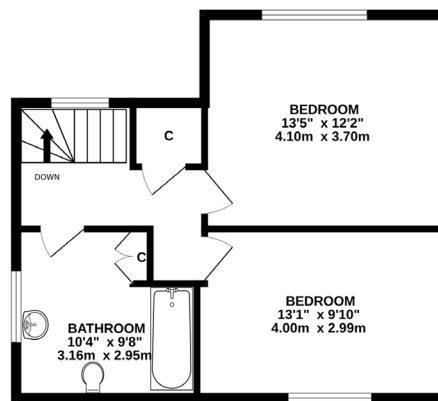
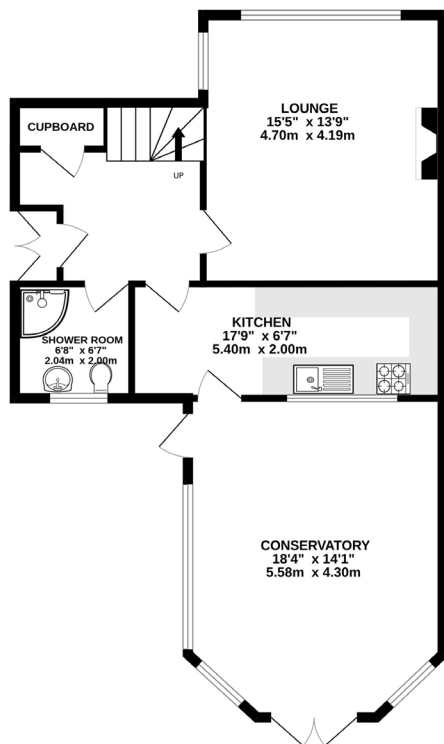
The accommodation comprises; entrance vestibule, reception hall, well-proportioned lounge with window to the front, large conservatory to the rear, kitchen with integrated hob, oven and extractor hood and space for fridge-freezer and plumbing for a washing machine. The shower room is located on the lower floor, fitted with an instant shower. Upstairs both bedrooms are a good size, and the bathroom with three-piece suite, which was formerly the third bedroom and could easily be reinstated as such if preferred. Outside the front garden is laid with chipped stones for parking and ease of maintenance with a car port to the side. The rear garden is fully enclosed with areas of chipped stone, paving and mature plants. There is a garage and garden shed. Included in the sale are the fitted floor coverings, window blinds, integrated kitchen appliances as detailed and the garden shed.

The property is likely to appeal to a range of buyers, and we do recommend early viewing to appreciate.

### Features

- Entrance Vestibule
- Reception Hall
- Lounge
- Conservatory
- Kitchen
- 2 Double Bedrooms
- Bathroom & Shower Room
- Double Glazing
- Gas Central Heating
- Driveway & Garage
- Gardens
- EPC Rating D

**Offers Over £220,000**



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.

FOR VIEWING:

**By appointment only**

Contact Lindsay's on:

📞 01382 802050

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Prospective purchasers are requested to note formal interest with Lindsay's 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.