



**lindsays**

**38 Tweed Crescent,  
Dundee, DD2 4DU**

*"Two-bedroom, terraced house in a popular residential area close to Ninewells Hospital."*

- Hall
- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- Front & Rear Gardens
- Double Glazing
- Gas Central Heating

EPC Rating C

**OFFERS OVER £100,000**



## Description

An excellent opportunity to purchase this terraced house located within a popular residential area of Dundee. Tweed Crescent is ideally situated with ease to access to all local amenities such as schools, local shops and within easy reach of Ninewells Hospital and the city centre. The property offers accommodation over two levels and practical benefits include gas central heating and double glazing.

The accommodation comprises an entrance hall, a good-sized lounge with patio doors to the decked garden, kitchen with integrated hob, oven and extractor hood, two bedrooms and bathroom with instant shower. Outside to the front of the property there is a small drying green with chipped stone and garden shed. The property does require a degree of upgrading; however, this is reflected in the asking price. Included in the sale are all floor coverings, blinds where fitted, along with integrated kitchen appliances as detailed and the garden shed.

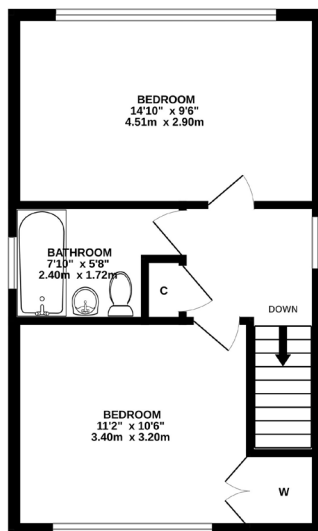
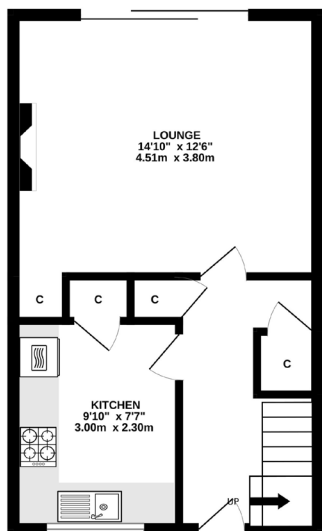
This property is sure to be popular with 1st time buyers and investors, and early viewing is highly recommended to appreciate the size and versatility of this lovely home.

## 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](mailto:dundeeproperty@lindsays.co.uk)



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.