



4 Cloan Grove,  
Dundee, DD3 9DT



An excellent opportunity to acquire this lovely family home in a well-regarded area

3 Bed   1 Bath   1 Reception

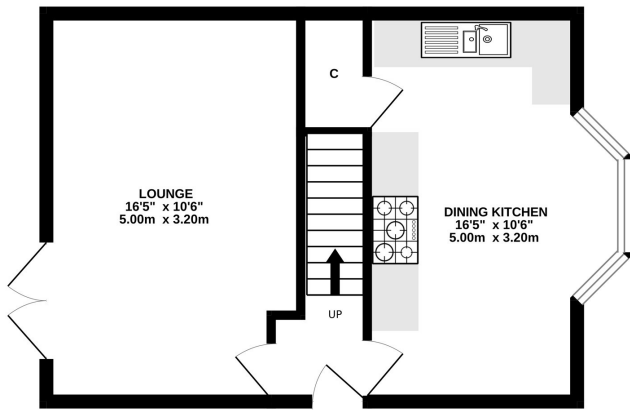
Lindsays are delighted to offer to the market this three-bedroom, semi-detached house in a popular residential area to the north of the city. Cloan Grove is a tranquil little cul-de-sac of similar style properties ideally situated for access to a number of local amenities including schools, shops and a regular bus route to the city centre. The property offers good-sized accommodation comprising hallway, lounge with French doors opening out to the rear garden, kitchen/dining room with bay window to the front providing the perfect spot for a dining table and chairs, integrated dishwasher, hob, oven and extractor hood and space for other appliances, three bedrooms, two with fitted wardrobes, and a bathroom with shower and glazed screen over the bath. Outside to the rear the garden is laid with paved patio, lawn and three garden sheds, with the front laid with chipped stone for ease of maintenance and a driveway providing off-street parking. Benefits include double glazing and gas central heating. Included in the sale are the integrated kitchen appliances as detailed and the garden sheds. This property will appeal to 1st-time and young family buyers alike; therefore, early viewing is highly recommended.

### Features

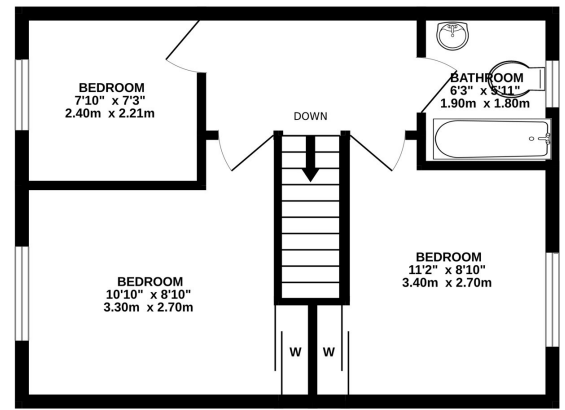
- Hall
- Bright and spacious lounge
- Kitchen/dining
- Three bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Gardens & Driveway
- EPC Rating C

**Offers Over £195,000**

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. This 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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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 Lindsays on:

☎ 01382 802050

✉ [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)

🌐 [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. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.