






39 East Haddon Road
Dundee, DD4 7LB



A tastefully presented three bedroom semi-detached villa in a very popular location

 3 Bed  1 Bath  1 Reception

This lovely three bedroom semi-detached villa is located on the eastern edge of Dundee in a highly sought after residential location and will appeal to a wide variety of buyers including those looking for a first home. The property is in immaculate condition throughout and practical benefits include double glazing, security alarm and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the freestanding cooker, fridge and freezer in the kitchen. The accommodation on the ground floor comprises a bright west facing lounge flooded with natural light through the bay window, modern kitchen with ample floor and wall units and the family bathroom with shower over the bath. On the upper floor there are three double bedrooms with the main room benefitting from fitted wardrobes.

Externally at the front of the property lies a mono-bloc driveway and garden laid with lawn. The charming rear garden is laid mainly with lawn with borders with mature plants and shrubs.

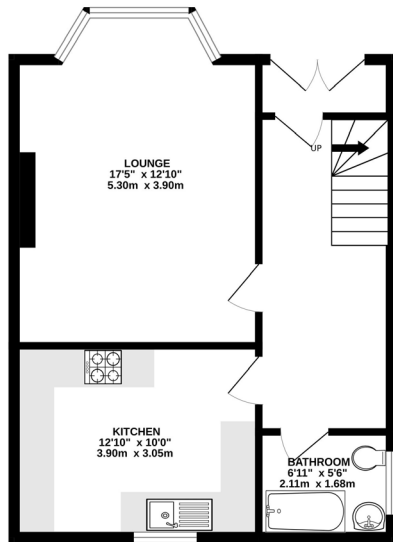
This lovely home can only be fully appreciated by viewing which is highly recommended.

Features

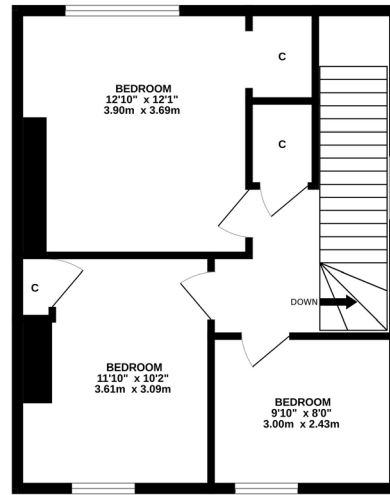
- Vestibule & Hallway
- Lounge
- Kitchen
- Bathroom
- 3 Double Bedrooms
- Double Glazing
- Gas Central Heating
- Security Alarm
- Driveway
- Gardens
- EPC Rating D

Offers Over £200,000

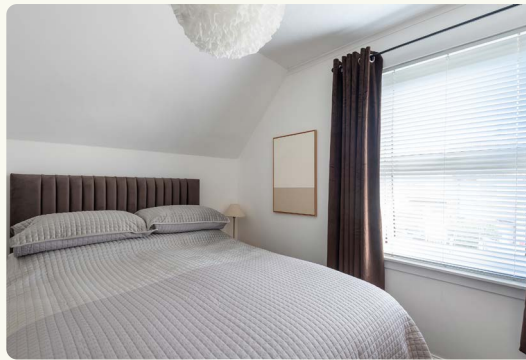
GROUND FLOOR



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.
Made with Metropix ©2020



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

✉ dundeeproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

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.