






17 Elgin Street,
Dundee DD3 8NL



Spacious three bedroom villa set within generous grounds in a popular residential area

 3 Bed  1 Bath  1 Reception

This spacious three-bedroom villa is set within generous grounds in a popular and well-established residential area. Offering excellent potential, the property will suit a wide range of buyers including families, first-time purchasers and investors. It further benefits from gas central heating and double glazing throughout. Please note this property is non-standard construction and lending may be restricted.

The property is entered via a bright hallway that includes useful storage space beneath the stairs. The lounge and dining area form a large, versatile room with ample space for relaxing, entertaining and family dining. The fitted kitchen provides good storage options and offers direct access to the rear garden. There are three bedrooms, with the primary bedroom being a spacious double that includes excellent built-in storage, while the two additional bedrooms are well-proportioned and suitable for various uses. The shower room completes the internal accommodation.

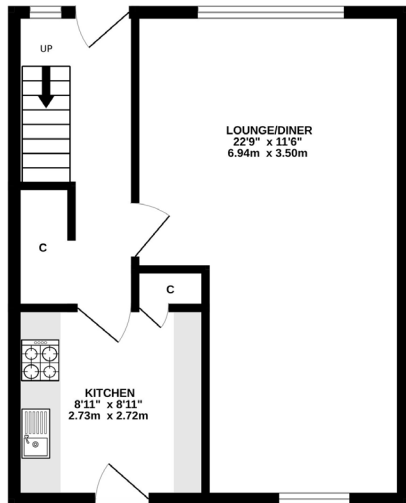
Externally, the front of the property features a driveway providing off-street parking for multiple vehicles alongside well-maintained lawn areas. The main garden is located at the rear and offers a substantial outdoor space laid in a combination of patio, chipstones and a large lawn, creating an ideal setting for outdoor living and future landscaping potential.

Features

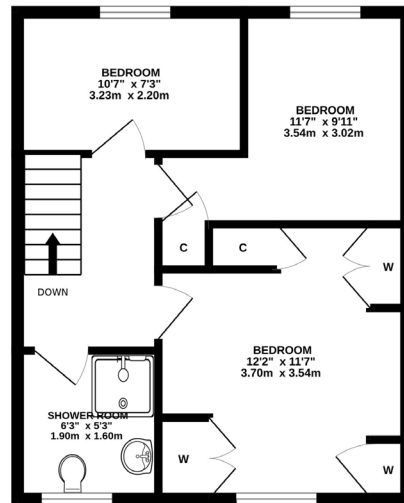
- Hallway
- Lounge/Diner
- Fitted Kitchen
- Three Bedrooms
- Shower Room
- Conservatory
- Driveway & Gardens
- EPC Rating D

Offers Over £130,000

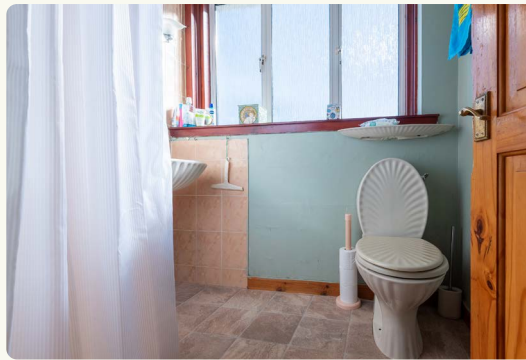
GROUND FLOOR



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 Lindsay's on:

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