






Beautifully presented four bedroom, semi detached townhouse in a popular residential area

 4 Bed  2 Bath  2 Reception

Lindsays are delighted to offer to the market this beautifully presented semi detached townhouse which is located in a popular residential area. Clement Park Place is ideally situated for ease of access to a number of local amenities including shops, schools and a regular commuter bus route. This lovely home is in move in condition and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted. The hot tub and some items of furniture are available under separate negotiation.

The accommodation is split over three levels and at ground level lies the impressive open plan kitchen/dining/sitting room, useful utility room and cloakroom/WC. The first floor comprises three double bedrooms all benefitting from fitted wardrobes and the family bathroom with shower over the bath. On the upper level lies the beautiful lounge with access to the balcony. The accommodation is completed with the principal bedroom with built in wardrobe and en suite shower room.

Externally at the front of the property lies off street parking for three vehicles. The main garden lies to the rear and is laid with a combination of lawn, patio and decking. The timber shed will also be included in the sale

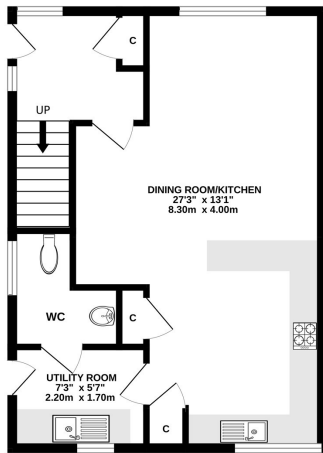
This property will appeal to a number of buyers and early viewing is highly recommended.

Features

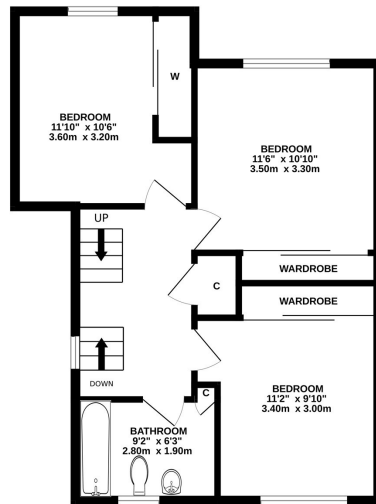
- Hallway
- Bright and spacious Lounge with balcony
- Open plan Kitchen/dining/ sitting room
- Principal bedroom with fitted wardrobe and en-suite shower room
- Three further Double Bedrooms with fitted wardrobes
- Family Bathroom
- Utility Room & WC
- Gas central heating
- Double glazing
- Off Street Parking
- Gardens
- EPC Rating C

Offers Over £280,000

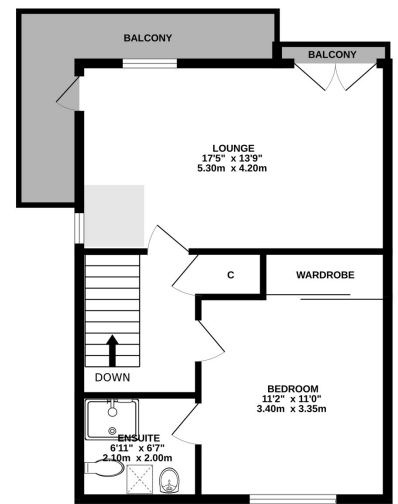
GROUND FLOOR



1ST FLOOR



2ND 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

🌐 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.