






20 Adam Crescent,
Dundee DD3 0SL



Well presented, four bedroom detached villa in a popular residential area

 4 Bed  2 Bath  1 Reception

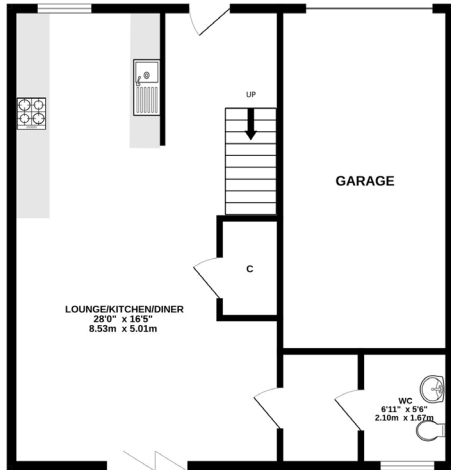
Lindsays are delighted to offer to the market this well presented four bedroom detached villa in a popular residential area. Adam Crescent is situated in a modern development of similar style homes and is ideally located for ease of access to a number of local amenities. The property is offered to the market in move in condition and comprises: a lovely open plan lounge/dining/kitchen with a number of integrated appliances and bifold doors giving access to the rear garden. There is also a WC which is plumbed for a shower should the purchaser decide to add this. Upstairs the principal bedroom has an ensuite shower room and built in wardrobes. There are three further good sized bedrooms and family bathroom with electric shower over the bath. Benefits include double glazing, gas central heating, attic space and solar panels. Included in the sale will be all floor and window coverings along with the light fittings. The washing machine will also be included and various items of furniture may be available under separate negotiation. Externally to the front there is small garden and a monoblock drive leading to the integral garage. The rear garden is fully enclosed and is laid mainly in lawn with a patio area. This property will appeal to a number of buyer and early viewing is highly recommended.

Features

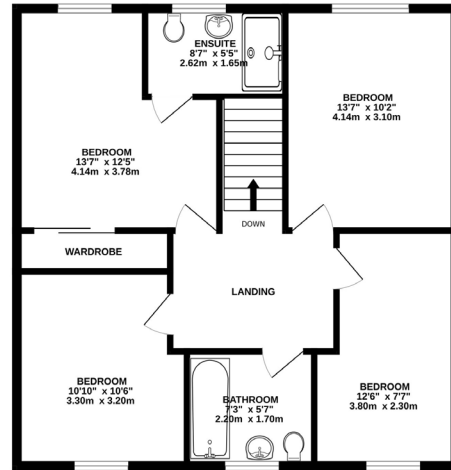
- Open plan Lounge/Dining/ Kitchen
- Principal Bedroom with ensuite and built in wardrobes
- Three further good sized bedrooms
- Family Bathroom
- WC
- Gas central heating
- Double glazing
- Garage
- Driveway
- Gardens
- Solar panels.
- EPC Rating B

Fixed Price £300,000

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:

📞 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. 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.