






48 Findowrie Street,  
Dundee, DD4 9PR



*A spacious, three-bedroom terraced villa requiring upgrading in a very popular location.*

 3 Bed    1 Bath    1 Reception

This is an excellent opportunity to purchase a three-bedroom terraced villa located in a very popular area to the north of the city, close to local amenities. The property requires upgrading although does currently benefit from double glazing and gas central heating. Please note that this property is Non-Standard construction and lending may be limited.

The accommodation on the lower level comprises the entrance hall, lounge/dining room and kitchen with integrated hob, oven and hood and space for other appliances. Upstairs there are three good-sized bedrooms, two of which have built-in wardrobes/storage, and the bathroom. Outside to the rear is a private garden with two garden sheds and to the front the garden has been paved to provide off-street parking.

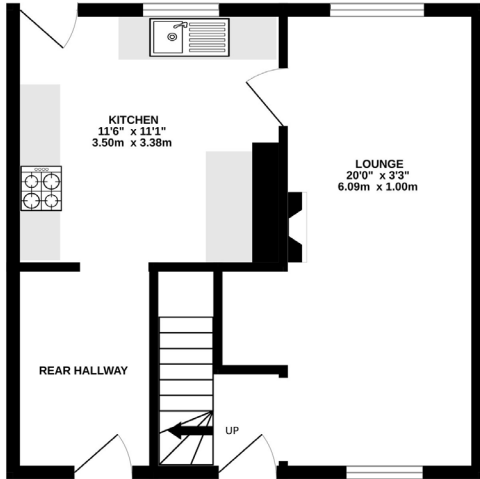
The property will appeal to those buyers looking to create a lovely family home and we do expect this to be popular, so early viewing is recommended.

### Features

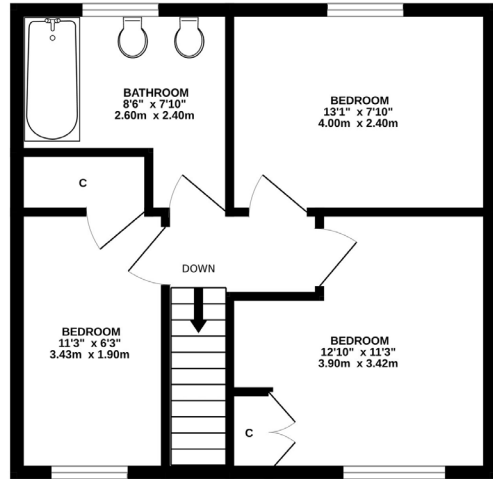
- Entrance hall
- Lounge/dining room
- Kitchen
- Utility room
- Three bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Gardens
- EPC Rating D

**Offers Over £100,000**

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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'Fintry' is a popular residential area to the north of Dundee City Centre. Local amenities are available close by including a Morrisons Superstore, the Kingsway Retail Park, local shops and leisure facilities. The main bus service operating in the area gives easy access to Dundee City Centre, Ninewells Hospital and beyond. The main A90 dual carriageway to Aberdeen is close by providing excellent transport links.

FOR VIEWING:

By appointment only

Contact Lindsay's 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 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.