






37 Blyth Street,  
Dundee DD2 2LR



*Well presented three bedroom end of terrace villa in a popular residential area*

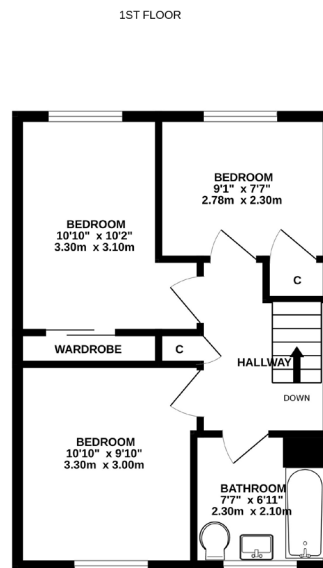
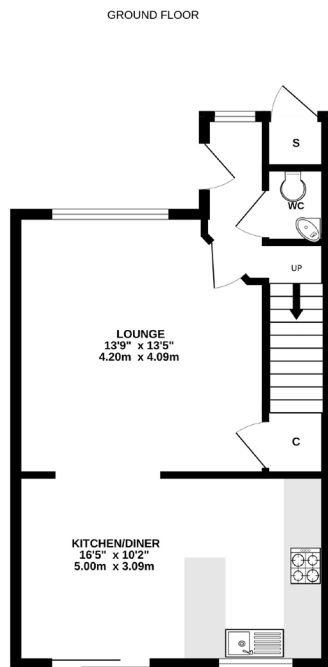
 3 Bed  1 Bath  1 Reception

Lindsays are delighted to offer to the market this well presented three bedroom end of terrace villa in a popular residential area. Blyth Street is ideally situated for ease of access to a number of local amenities including, shops, schools and is just a short distance from Dundee City Centre. The property comprises on the ground floor: hallway and a bright and spacious lounge with large store. There is a good sized dining kitchen with patio doors leading to the rear garden and WC. Upstairs there are three bedrooms all with built in storage and a family bathroom with electric shower over the bath. Benefits include double glazing, gas central heating, attic space and solar panels. Externally there is a small garden to the front and a drive. The rear garden is fully enclosed and is a combination of lawn, patio and mature plantings. This property will appeal to a number of buyers and early viewing is highly recommended.

### Features

- Hall
- Bright and spacious Lounge
- Dining Kitchen
- Three Bedrooms all with built in storage
- Family Bathroom
- WC
- Gas central heating
- Double glazing
- Gardens
- Drive
- EPC Rating C

**Offers Over £185,000**



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](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.