



9 Lammerton Terrace,
Dundee, DD4 7BP



Exceptionally spacious semi-detached house close to schools and amenities in a sought-after location to the north of the city.

3 Bed 2 Bath 2 Reception

This is an exceptionally spacious semi-detached house offering great sized accommodation over two levels. Lammerton Terrace is ideally situated for ease of access to a number of local amenities including shops, schools and leisure facilities and within easy reach of the city centre by regular public transport. The accommodation comprises on the ground floor an entrance vestibule, wide and welcoming reception hallway with cloaks cupboard, wc/cloakroom, bright south facing lounge with feature fireplace, dining room or 4th bedroom, kitchen/breakfast room with integrated hob, double oven, extractor hood, space for a fridge-freezer and plumbing for washing machine and dishwasher, and space for breakfast table. On the upper floor there are three double bedrooms, a bathroom and a shower room. The attic may provide potential to extend the property if desired (subject to the necessary planning consents being obtained). Outside the front garden is laid with lawn and borders with a driveway providing off-street parking leading to the garage. The extensive rear garden is truly a gardener's joy with areas of lawn, well stocked mature borders with shrubs and trees, little paths winding their way through to the furthest away points of the garden. There is a garden shed and summerhouse. Benefits include double glazing and gas central heating. Included in the sale are the fitted floor coverings, window blinds (where fitted), integrated kitchen appliances as detailed, garden shed and summerhouse.

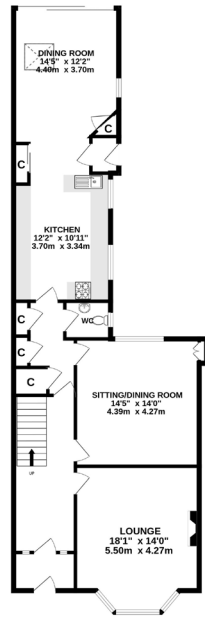
The property is perfect for the growing family and early internal viewing is highly recommended to fully appreciate this lovely property and to avoid disappointment.

Features

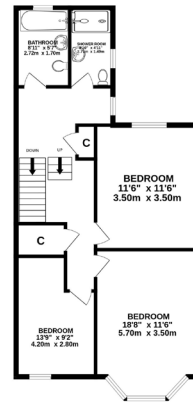
- Entrance vestibule & reception hall
- Lounge
- Dining room/bedroom 4
- Kitchen/breakfast room
- Three bedrooms
- Bathroom
- Shower room
- Gas central heating
- Double glazing
- Garage & Gardens
- EPC Rating D

Offers Over £315,000

GROUND FLOOR



1ST FLOOR



While every effort 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 here 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.