



22 Kirkstead Drive  
Dundee, DD2 2FB



*An attractive 3 bedroom detached family home in a popular West End location*

3 Bed   2 Bath   1 Reception

Located on a popular small housing estate within a few minutes of Ninewells hospital this well presented detached three bedroom villa will appeal to a wide variety of buyers including those looking for their first family home. This lovely home is in move in condition throughout and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob, fridge freezer and dishwasher in the kitchen.

The accommodation on the ground floor is entered via a vestibule and you will find a comfortable lounge, contemporary breakfasting kitchen and a practical cloakroom/WC. On the upper floor the principal bedroom boasts fitted wardrobes and an en suite shower room. There are two further double bedrooms and the family bathroom with shower over the bath.

Externally at the front of the villa lies a driveway providing parking for two vehicles and leading to a single garage. The main garden lies at the rear and is laid mainly with lawn and a delightful decking area at the bottom of the garden benefitting from sun throughout the day. The factor is Newton Property and the average is around £8 per month for mutual grounds upkeep.

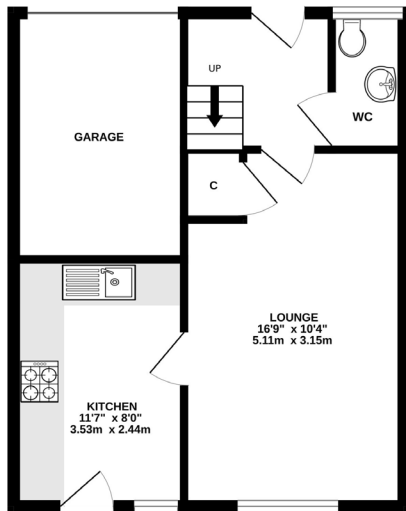
This area is close to all local amenities and is popular so early viewing is highly recommended.

### Features

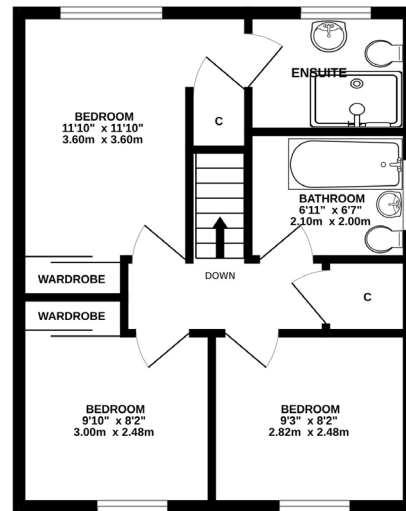
- Vestibule & Hallway
- Lounge
- Kitchen
- Cloakroom/WC
- Principal Bedroom with En Suite Shower Room
- 2 Further Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Garage & Driveway
- Rear Gardens
- EPC C

**Offers Over £240,000**

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:

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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.