




lindsays | for moving home

22 Newhall Gardens
Dundee, DD2 1TW

A tastefully extended contemporary detached villa in the popular West End of Dundee

 5 Bed  3 Bath  1 Reception

Ideally located in a very popular area of the West End of Dundee just a few minutes from the Botanic Gardens and Ninewells Hospital this stunning villa has been tastefully extended and upgraded by the current owners to a high standard throughout and offers spacious and adaptable accommodation over two levels. This lovely home in immaculate condition throughout has been carefully thought about and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and built in blinds along with the integrated appliances in the kitchen.

Entering the villa on the ground floor you will find an impressive and generous south facing lounge, superb open plan kitchen/dining room with ample floor and wall units and French doors leading to the rear garden and separate utility room. There are three double bedrooms on the ground floor and a contemporary shower room. Moving to the upper floor the principal bedroom boasts both a fabulous walk in wardrobe and stylish en suite shower room. There is a further large double bedroom with walk in wardrobe or home office. The luxury family bathroom with freestanding bath completes the upper floor. The attic has been partially floored.

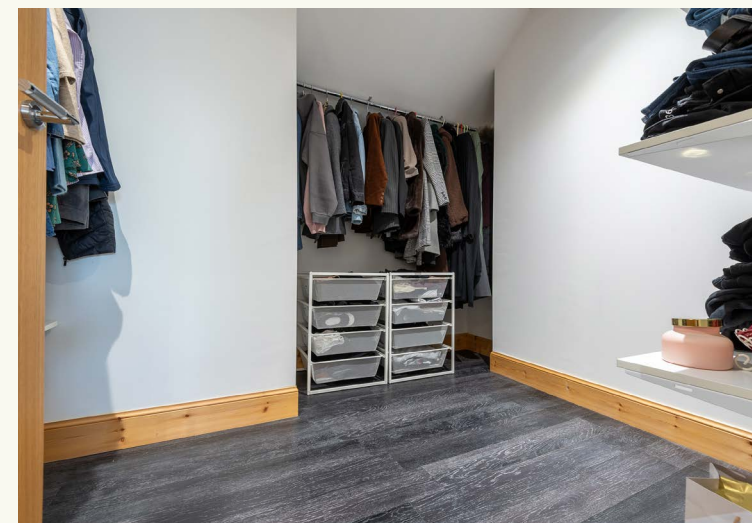
Externally at the front of the villa the driveway leads to a garage. The main garden is secluded and lies at the rear of the villa and is ideal for family relaxing.

The surrounding neighbourhood is excellent for relaxing walks along Riverside Drive or wandering through the botanic gardens. Harris Academy lies just ten minutes walk away and Ninewells Hospital is also within walking distance.

- Hallway
- Lounge
- Kitchen/Dining Room
- Utility Room
- 5 Double Bedrooms
- En Suite Shower Room
- Downstairs Shower Room
- Family Bathroom
- Double Glazing & Gas Central Heating
- Garage & Driveway
- Gardens
- EPC C

Offers Over £425,000





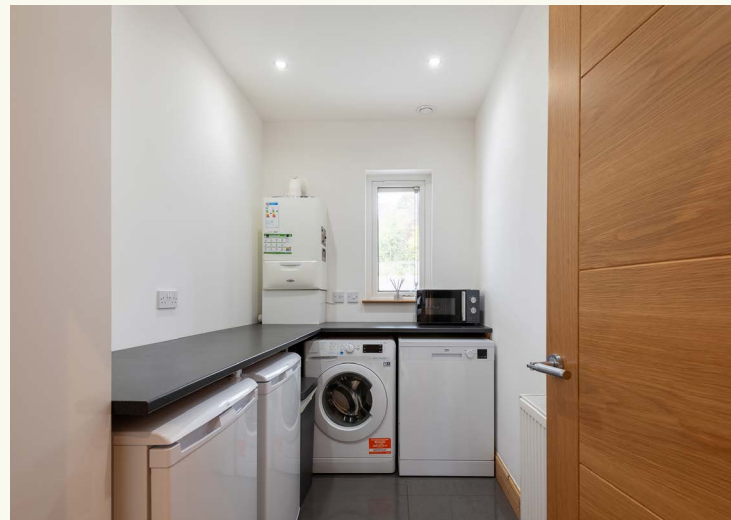


Area

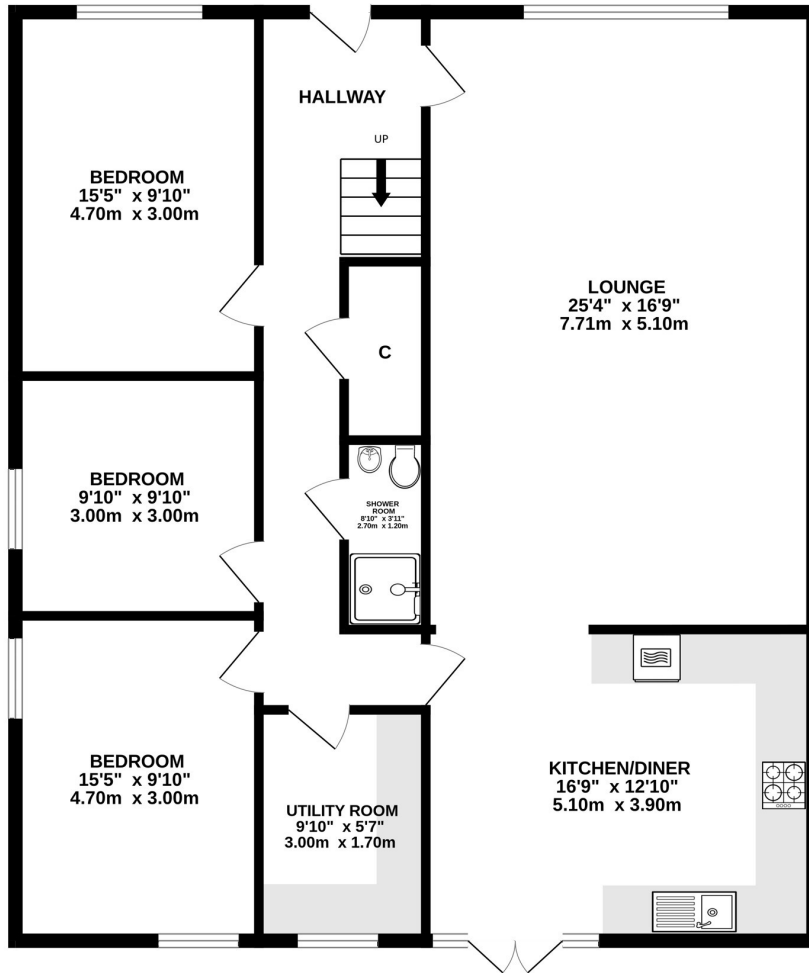
Dundee's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstone Art College are located on the vibrant Perth Road which offers an eclectic mix of bars, restaurants and boutique shops. The iconic Magdalen Green and Botanic gardens are ideal for peaceful walks and reflection. The renowned Ninewells Teaching Hospital is located on the western edge and there are excellent transport links with the A90 Dual Carriageway, Railway Station and Airport.

Viewing

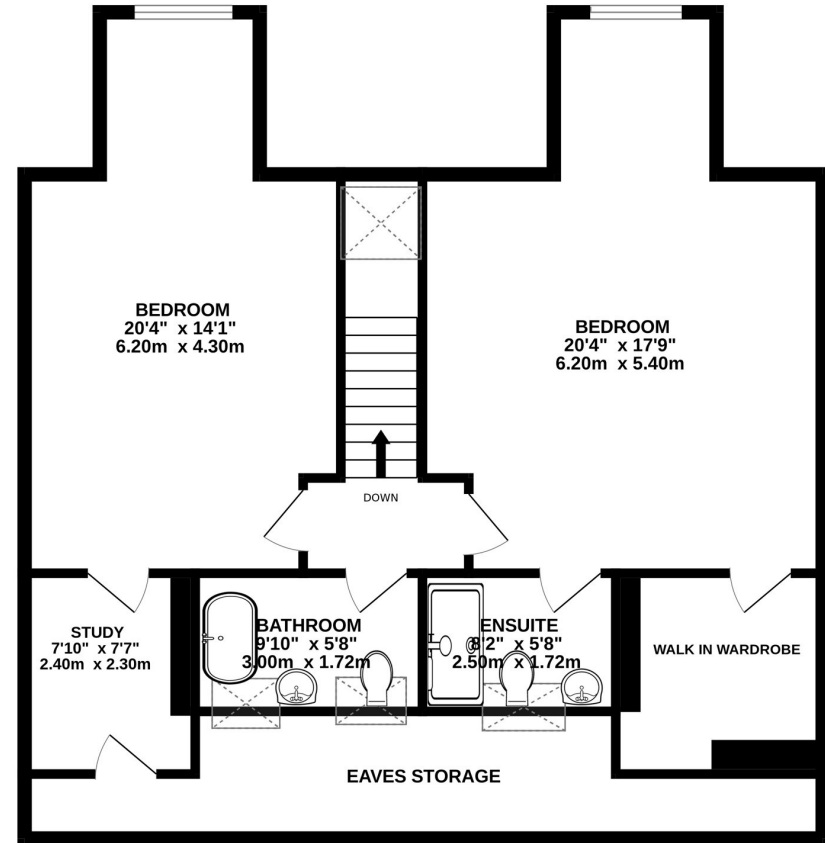
By appointment through Lindsay's on 01382 802050



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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Prospective purchasers are requested to note formal interest with Lindsays 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.