



22 Ballindean Road,
Dundee, DD4 8NW



Three-bedroom semi-detached family home popular residential location

3 Bed 1 Bath 2 Reception

Set within a popular residential area of Dundee, 22 Ballindean Road is a spacious three-bedroom semi-detached home offering bright, well-proportioned accommodation and excellent day-to-day convenience. Ideally located for a wide range of local amenities, including schools, shops and public transport links, this appealing property is well suited to a variety of purchasers.

Upon entering, a welcoming reception hall offers useful understairs storage and provides access to the fitted kitchen, which features ample worktop and cupboard space together with a door leading directly to the rear garden. The lounge is a bright and generously proportioned room which opens through to the dining room, creating an ideal space for everyday family living and entertaining. Upstairs, the principal bedroom is a well-sized double with fitted storage, complemented by two further double bedrooms. The accommodation is completed by a family bathroom fitted with a shower over the bath.

Externally, the property benefits from a driveway to the front providing off-street parking for multiple vehicles, together with a low-maintenance chipped garden area. To the rear lies the main garden, a fully enclosed space primarily laid to lawn and incorporating a patio seating area, with a garden shed included in the sale.

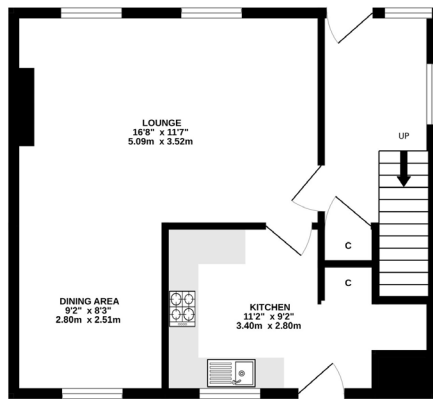
Early viewing is strongly recommended to appreciate the accommodation on offer.

Features

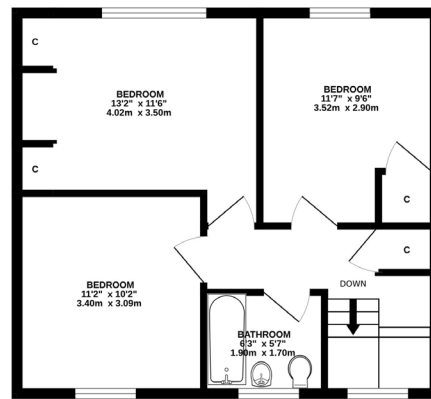
- Hallway
- Kitchen
- Lounge
- Dining Room
- Three Double Bedrooms
- Family Bathroom
- Driveway
- Garden
- EPC Rating C

Offers Over £140,000

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 on:

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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. 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.