



*An attractive two bedroom semi-detached villa in a sought after location*

2 Bed   1 Bath   1 Reception

Ideally located in a highly sought after area of Dundee this attractive semi-detached villa is an ideal purchase for those looking for their first home. With practical benefits including double glazing and gas central heating and included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob and freestanding fridge freezer and dishwasher in the kitchen. ( Please note there are no warranties given on the appliances)

The accommodation on the ground floor comprises a bright lounge featuring a bay window and archway leading to the kitchen, which also has a pantry area. There is a practical cloakroom/WC. On the upper floor there are two good sized double bedrooms and the family bathroom with shower over the bath.

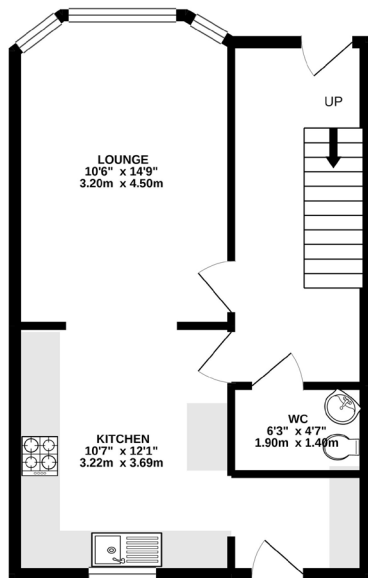
Externally at the front of the property lies a mono-bloc driveway providing off street parking for multiple vehicles. The main garden lies at the rear and being south facing is laid with lawn and benefits from sun throughout the day. The garden shed will also be included in the sale. There has been planning permission granted for an extension to the property, this may be beneficial to any purchaser deciding to undertake a similar project.

### Features

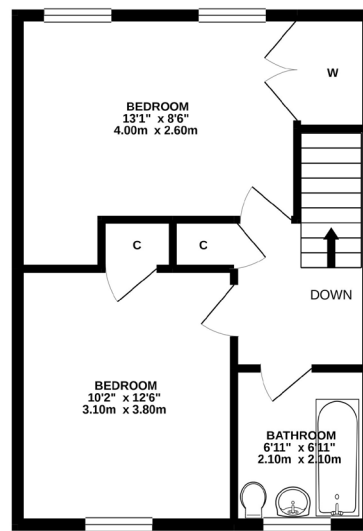
- Hallway
- Lounge
- Breakfasting Kitchen
- Cloakroom/WC
- 2 Double Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Driveway
- Gardens
- EPC C

**Offers Over £180,000**

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.  
Made with Metropex ©2021



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.