






11 Gauldie Place
Dundee, DD3 0RY



An attractive 4 bedroom detached villa located in a quiet cul-de-sac

 4 Bed  2 Bath  3 Reception

Tucked away at the end of a quiet cul-de-sac on the popular Craigowl estate this lovely family home is in move in condition throughout and offers excellent accommodation over two levels. Practical benefits include double glazing and gas central heating and included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated fridge freezer, oven, hob and dishwasher in the kitchen.

The accommodation on the ground floor comprises a comfortable open plan lounge/dining room featuring a bay window and gas fireplace. Doors lead from the dining room to a spacious sun room at the rear of the property. The generous kitchen offers ample floor and wall units and a useful breakfast bar, with the cloakroom/WC completing the ground floor. Moving to the upper floor you will find the delightful principal bedroom which boasts double fitted wardrobes and an en suite shower room. There are three further bedrooms and the family bathroom with shower over the bath. The attic has been floored and can be accessed by a Ramsay Ladder.

Externally at the front of the villa lies a driveway providing off street parking for multiple vehicles and leading to a single garage. The main garden lies at the rear and is laid with a mix of faux grass, lawn and a paved patio ideal for enjoying summer family dining.

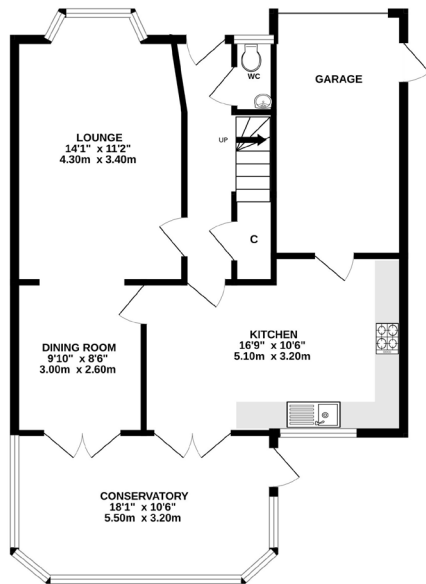
We recommend early viewing to fully appreciate the accommodation on offer.

Features

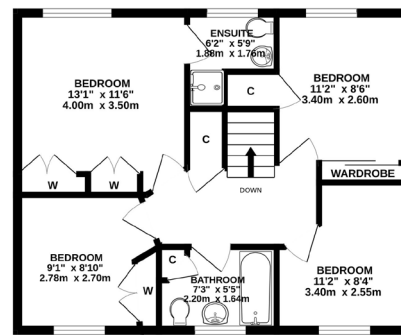
- Hallway
- Open Plan Lounge/Dining Room
- Sun Room
- Dining Kitchen
- Cloakroom/WC
- Principal Bedroom with En Suite Shower Room
- 3 Further Bedrooms
- Family Bathroom
- Integrated Garage and Driveway
- Gardens
- EPC - C

Offers Over £290,000

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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Gauldie Place is located on the very popular Craigmowl estate which lies on the northern edge of the city. 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

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🌐 property.lindsays.co.uk

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.