






139 Brackens Road,  
Dundee, DD3 9QY



*Beautifully presented, 2-bedroom end-terraced villa close to amenities perfect for the 1st time buyer*

 2 Bed    1 Bath    1 Reception

This 2-bedroom end-terraced villa is presented to the market in move-in condition. Brackens Road is ideally situated for ease of access to a number of local amenities including shops, schools and leisure facilities and within easy reach of the city centre by regular public transport. The accommodation comprises an entrance hall, bright lounge with patio doors, kitchen/breakfast room with integrated hob, oven and extractor hood, rear porch with door out to the rear garden, two double bedrooms and bathroom. Outside the front garden is laid with lawn and border, whilst the rear garden is laid with chipped stone and paving for ease of maintenance and has a garden shed. Benefits include double glazing and gas central heating. Included in the sale are the fitted floor coverings, window blinds (where fitted), integrated kitchen appliances as detailed, washing machine and fridge-freezer (no warranties provided), tv and wardrobes in bedroom 1 and the garden shed. Other items of furniture can be available by separate negotiation.

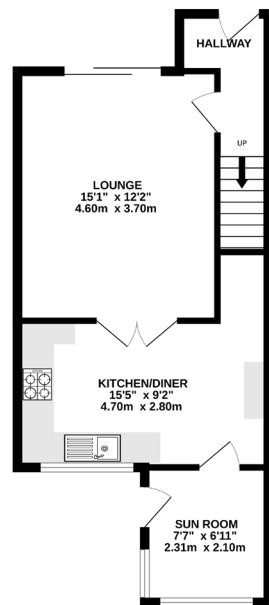
The property is perfect for the 1st time buyer and early internal viewing is highly recommended to fully appreciate this lovely property and to avoid disappointment.

### Features

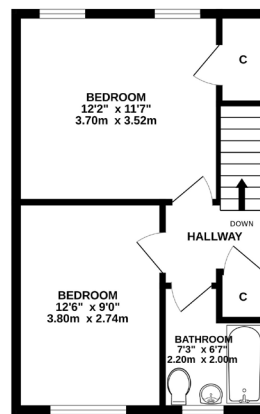
- Entrance hall
- Lounge
- Kitchen/breakfast room
- Two bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Gardens
- EPC Rating D

**Offers Over £150,000**

GROUND FLOOR



1ST FLOOR



While every effort 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 guidance purposes only and should be used in conjunction with the 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 Metronom 12/2019



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 Lindsays on:

01382 802050

dundeeproperty@lindsays.co.uk

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. 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.