



29A Lammerton Terrace,
Dundee DD4 7BR



Immaculately presented semi detached bungalow in a much sought after location

2 Bed 1 Bath 2 Reception

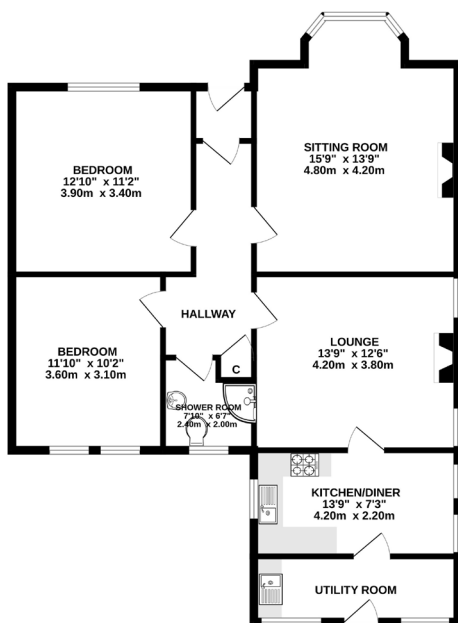
Lindsays are delighted to offer to the market this immaculately presented semi detached bungalow in a much sought after location. Lammerton Terrace is ideally situated for ease of access to a number of local amenities including shops, schools and is close to a regular commuter bus route. The property is in move in condition throughout and offers versatile accommodation spread over one floor. There is a bright and spacious lounge with feature fireplace and bay window, which could be utilised as a third bedroom if required. The sitting room has a feature fireplace and leads to both the dining kitchen and utility room. There are two good sized double bedrooms and fully tiled shower room. Benefits include double glazing, gas central heating and attic space. Externally there is a low maintenance garden to the front and a long drive leading to the garage. The rear garden is a combination of lawn, stone chippings and patio paving. This property will appeal to a number of buyers and early viewing is highly recommended.

Features

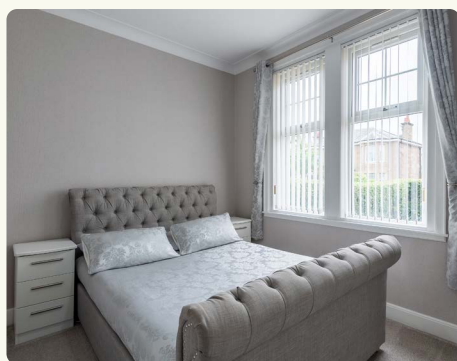
- Hall
- Bright and Lounge with Bay Window
- Sitting Room
- Kitchen/Diner
- Two Double Bedrooms
- Shower Room
- Utility Room
- Gardens
- Garage
- Drive
- EPC Rating D

Offers Over £250,000

GROUND FLOOR



While 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 equipment 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's on:

01382 802050

dundeeproperty@lindsays.co.uk

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. 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.