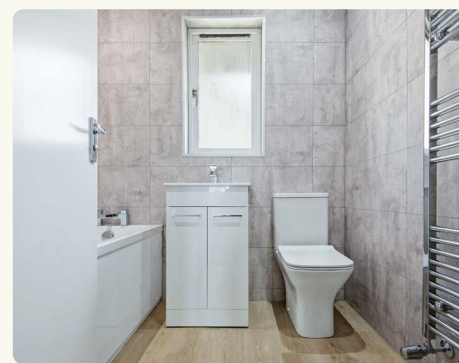







2B Seafield Close,  
Dundee, DD1 4DZ



*Mid-terraced house in a prime West End location close to schools and amenities perfect for the growing family*

 3 Bed    1 Bath    1 Reception

This is an excellent opportunity to acquire this mid-terraced house, in move-in condition in a prime West End location. Seafield Close is ideally situated in the popular West End, with a number of local amenities including shops, schools and leisure facilities all close by and within easy reach of the city centre either on foot or by regular public transport. Magdalen Green is just a short stroll away. The accommodation comprises an entrance hall with large understairs cupboard, wc/cloakroom, bright south facing lounge with views down Bellefield Avenue towards the river and Magdalen Green, spacious kitchen/dining room with integrated hob, double oven, fridge and freezer, washing machine and dishwasher included in the sale and space for a table and chairs, three bedrooms, one of which has wall length fitted wardrobes, and a modern bathroom. Outside to the front the garden is laid out with lawn and off-street parking for two vehicles, whilst the fully enclosed rear garden has faux lawn and chipped stone. Benefits include fresh décor and flooring throughout, double glazing and gas central heating. Included in the sale are the fitted floor coverings, window blinds (where fitted) and integrated kitchen appliances as detailed.

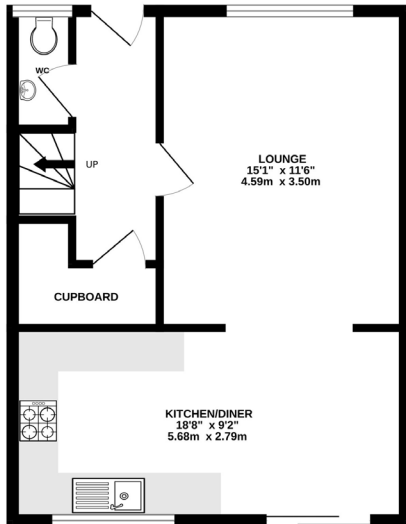
The property is perfect for the growing family and early internal viewing is highly recommended to fully appreciate the high standard of this lovely property and to avoid disappointment.

### Features

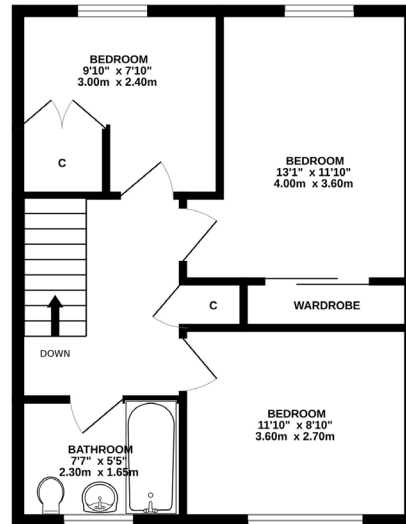
- Entrance hall
- WC/cloakroom
- Lounge
- Kitchen/dining room
- Three bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Gardens
- EPC Rating C

**Offers Over £230,000**

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.



Dundee's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstone Art College are located on the vibrant Perth Road which offers an eclectic mix of bars, restaurants and boutique shops. The iconic Magdalen Green and Botanic gardens are ideal for peaceful walks and reflection. The renowned Ninewells Teaching Hospital is located on the western edge and there are excellent transport links with the A90 Dual Carriageway, Railway Station and Airport.

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. 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.