






18 Oxford Street,  
Dundee DD2 1TH



*Deceptively spacious three bedroom semi detached villa in a much sought after location*

 3 Bed    1 Bath    2 Reception

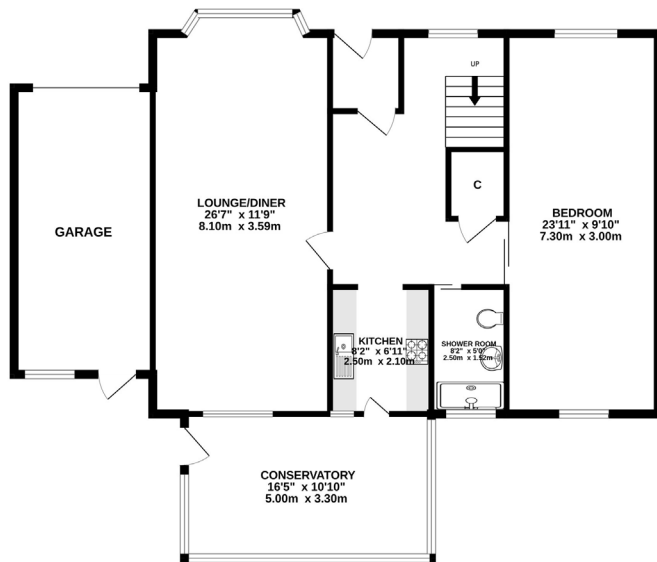
This is an excellent opportunity to purchase this deceptively spacious three bedroom semi detached villa in a much sought after location. Oxford Street is ideally situated for ease of access to a number of amenities including shops, schools and a regular commuter bus route. Ninewells Teaching Hospital is also within easy reach. The accommodation comprises on the ground floor: vestibule, hallway and a bright and spacious lounge/diner with dual aspect, while the fitted kitchen leads to the conservatory. There is an extremely large bedroom which was originally two rooms and the shower room completes the ground floor. Upstairs there are two further bedrooms. Benefits include double glazing and gas central heating. Externally there is off street parking for multiple vehicles leading to the garage which has power and light. The extensive rear garden is fully enclosed and laid mainly in lawn with a selection of mature plantings and shrubs. This property will appeal to a number of buyers and early viewing is highly recommended.

### Features

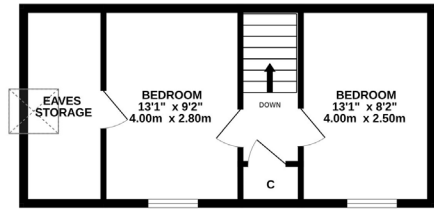
- Hallway
- Bright and Spacious Lounge/Diner
- Conservatory
- Fitted Kitchen
- Three Bedrooms
- Shower Room
- Gardens
- Garage
- Drive
- EPC Rating D

**Offers Over £270,000**

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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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

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🌐 [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.