






194 St. Fillans Road,
Dundee, DD3 9LH



Spacious Semi-Detached Villa with Excellent Potential

 2 Bed  1 Bath  2 Reception

Lindsays are delighted to present this spacious two-bedroom semi-detached villa, ideally positioned within a popular residential area of Dundee. Offering generous accommodation throughout, this property represents an excellent opportunity for purchasers looking to create a home tailored to their own tastes, as well as being highly suitable for investors seeking a refurbishment project with strong rental or resale potential.

The property requires modernisation but benefits from a well-proportioned layout and solid fundamentals, including gas central heating and double glazing. The accommodation begins with a welcoming hallway with useful storage, leading into a bright and spacious lounge and dining area with ample room for both relaxing and entertaining. Patio doors provide direct access to the rear garden, enhancing the living space. The kitchen is generously sized and connects through to a sunroom overlooking the garden, offering further potential for development or reconfiguration. A convenient WC completes the ground floor.

Upstairs, there are two large double bedrooms, both offering excellent space and flexibility, along with a shower room that completes the internal accommodation.

Externally, the front of the property features a monobloc driveway providing off-street parking for multiple vehicles. To the rear, there is a substantial fully enclosed garden which, while requiring attention, offers significant scope for landscaping and outdoor living.

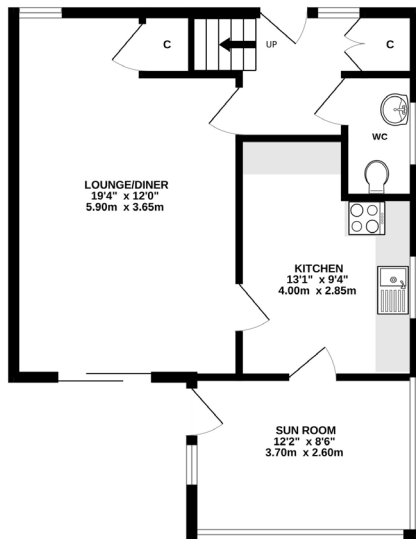
Situated close to local amenities, schools, and transport links, this property combines everyday convenience with long-term potential. Early viewing is highly recommended to fully appreciate the opportunity this home presents. Please note that this property is of non-standard construction and lending may be limited.

Features

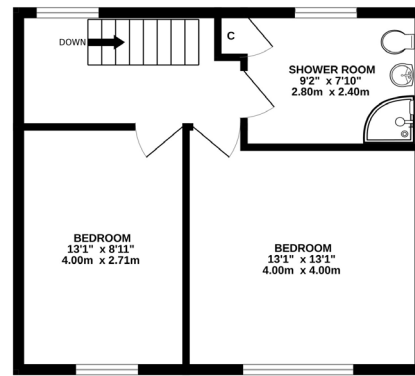
- Hallway
- WC
- Lounge/Diner
- Kitchen
- Sunroom
- Two Double Bedrooms
- Shower Room
- Garden
- Driveway
- EPC Rating C

Offers Over £80,000

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 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.