



29 Cobden Street,
Dundee, DD3 6DD



An attractive 2 bedroom terraced villa close to Dundee City Centre

2 Bed 1 Bath 1 Reception

Situated within a small development of similar-style properties, this well-presented two-bedroom mid-terraced villa offers an attractive home, particularly well suited to first-time buyers.

The entrance vestibule leads into a bright and generous lounge/dining room, with patio doors opening directly onto the rear garden. The kitchen, positioned to the left, provides ample wall and floor units and includes an integrated oven and hob. Upstairs, there are two good-sized double bedrooms, both with fitted storage, together with a modern shower room.

Outside, the property benefits from off-street parking to the front, along with a pleasant front garden that provides an ideal spot to enjoy the evening sun. To the rear, the garden is laid with decking and includes a garden shed.

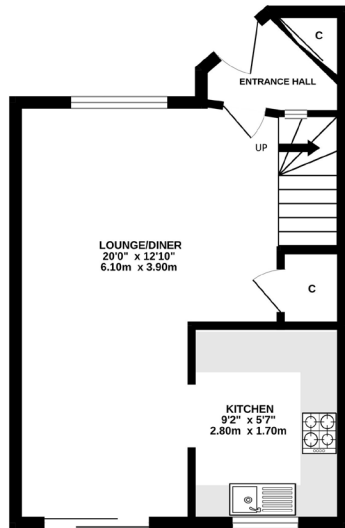
Further practical features include double glazing and gas central heating, while all fitted carpets, floorcoverings and blinds are included in the sale.

Features

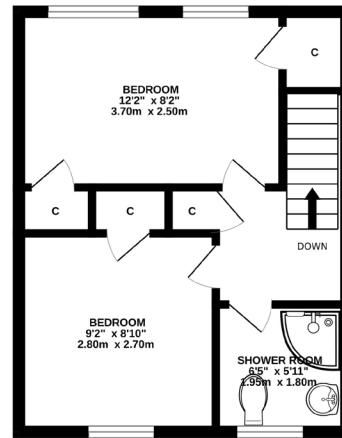
- Vestibule
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Off Street Parking
- Front & Rear Gardens
- EPC Rating C

Offers Over £150,000

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 Lindsays on:

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🌐 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.