



Immaculately presented three bedroom semi detached villa in move in condition

 3 Bed  1 Bath  1 Reception

Situated within a small cul-de-sac setting this immaculately presented three-bedroom semi-detached villa offers stylish, move-in condition accommodation with excellent access to a range of local amenities.

The accommodation comprises a welcoming entrance hallway with access to a convenient ground floor WC. The heart of the home is the stunning open-plan lounge, dining and kitchen area. The lounge features an attractive bespoke TV media unit which blends seamlessly with the contemporary fitted kitchen, creating a modern and practical living space. The kitchen is further enhanced by a central island with seating and a range of integrated appliances. A rear porch provides access to the rear garden, completing the ground floor accommodation. Upstairs, there are three generously proportioned double bedrooms and shower room. Further benefits include oil-fired central heating, double glazing and useful attic space. Included in the sale are all floor coverings, window blinds, light fittings and the storage units within the hallway. Other items of furniture may be available by separate negotiation.

Externally, the property enjoys a low-maintenance front garden, a driveway providing off-street parking and access to the garage. The fully enclosed rear garden has been beautifully landscaped and features a combination of lawn, decorative stone chippings and mature planting, creating an attractive outdoor space ideal for relaxing and entertaining. The timber shed will be included in the sale.

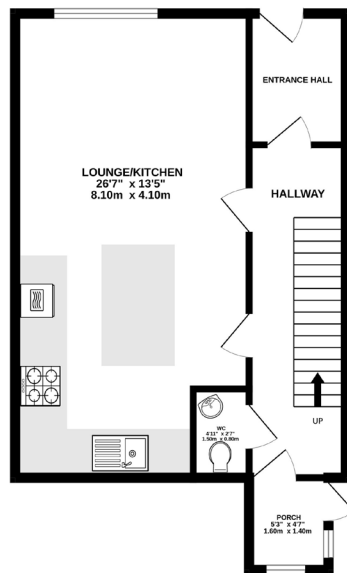
This exceptional home is sure to appeal to a wide range of buyers and early viewing is highly recommended.

Features

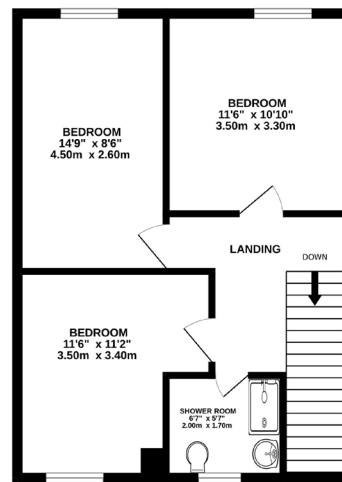
- Hall
- Open plan Lounge/kitchen diner
- Three Double Bedrooms
- Shower Room
- WC
- Oil fired heating
- Double glazing
- Gardens
- Garage
- Drive
- EPC Rating D

Offers Over £200,000

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 on:

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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. 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.