



Attractive three-bedroom semi-detached villa in a highly sought-after area

 ? Bed  ? Bath  ? Reception

This attractive three-bedroom semi-detached villa offers an excellent opportunity to buy in one of Dundee’s most popular areas, close to local amenities. Ideal for a wide range of buyers, including first-time purchasers, the property features a bright lounge with fireplace and bay window, a modern kitchen with integrated oven, hob, microwave and fridge freezer, and a well-proportioned double bedroom on the ground floor. Upstairs, there are two further double bedrooms and a family bathroom with shower over the bath.

The sale includes all fitted carpets, floorcoverings and blinds, integrated kitchen appliances, the CCTV system and the garden hot tub. Further benefits include double glazing and gas central heating.

To the front, the property offers off-street parking for two vehicles. The generous south-facing rear garden is mainly laid to lawn and includes a stylish decking area, perfect for summer family entertaining.

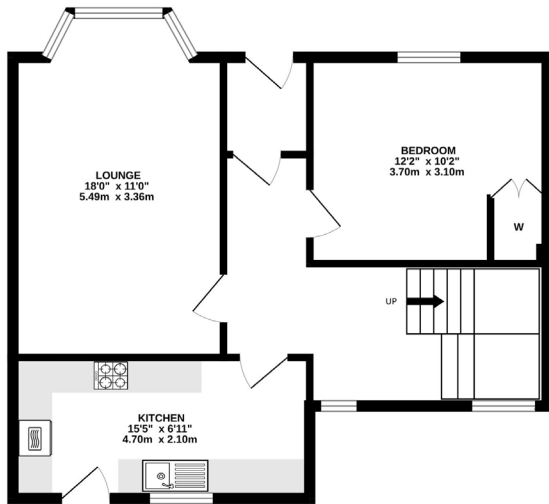
We strongly recommend early viewing not to be disappointed.

Offers Over £180,000

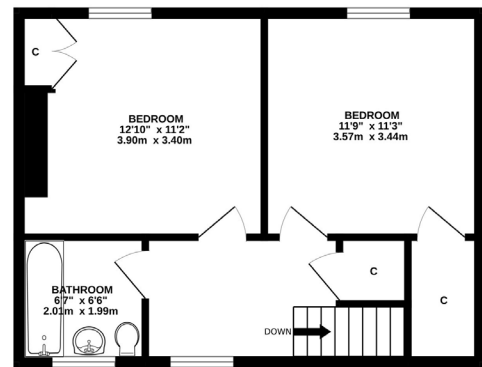
Features

- Vestibule & Hallway
- Lounge
- Kitchen
- 3 Double Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- CCTV
- Off Street Parking
- Generous Gardenss
- EPC Rate: D

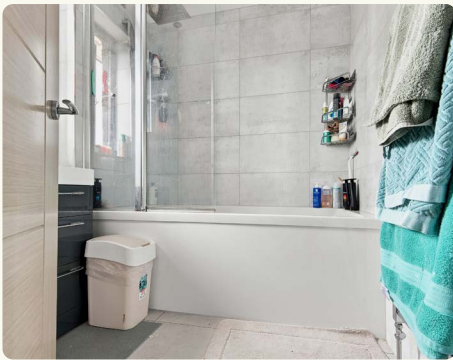
GROUND FLOOR



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 city and one of its sunniest. Set on the north shore of the River Tay, it was named by The Sunday Times as one of Britain's top twelve places to live. As a UNESCO City of Design, Dundee has seen major waterfront redevelopment, including the V&A Dundee, which opened in September 2018, alongside attractions such as RRS Discovery and HMS Unicorn. The city also offers a rich cultural scene, with museums, art centres and theatres including The McManus: Dundee's

Art Gallery & Museum and Dundee Contemporary Arts. Dundee combines culture, history and education, with two football clubs, the University of Dundee and Abertay University, and the renowned Ninewells Hospital. Residents and visitors benefit from a wide choice of bars, restaurants and amenities, as well as excellent transport links via the mainline railway, airport and the A90 trunk road between Edinburgh and 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.