

8B Lawson Place,
Dundee, DD3 6NQ







A most spacious family home close to the city centre, convenient for universities, colleges & Ninewells Hospital

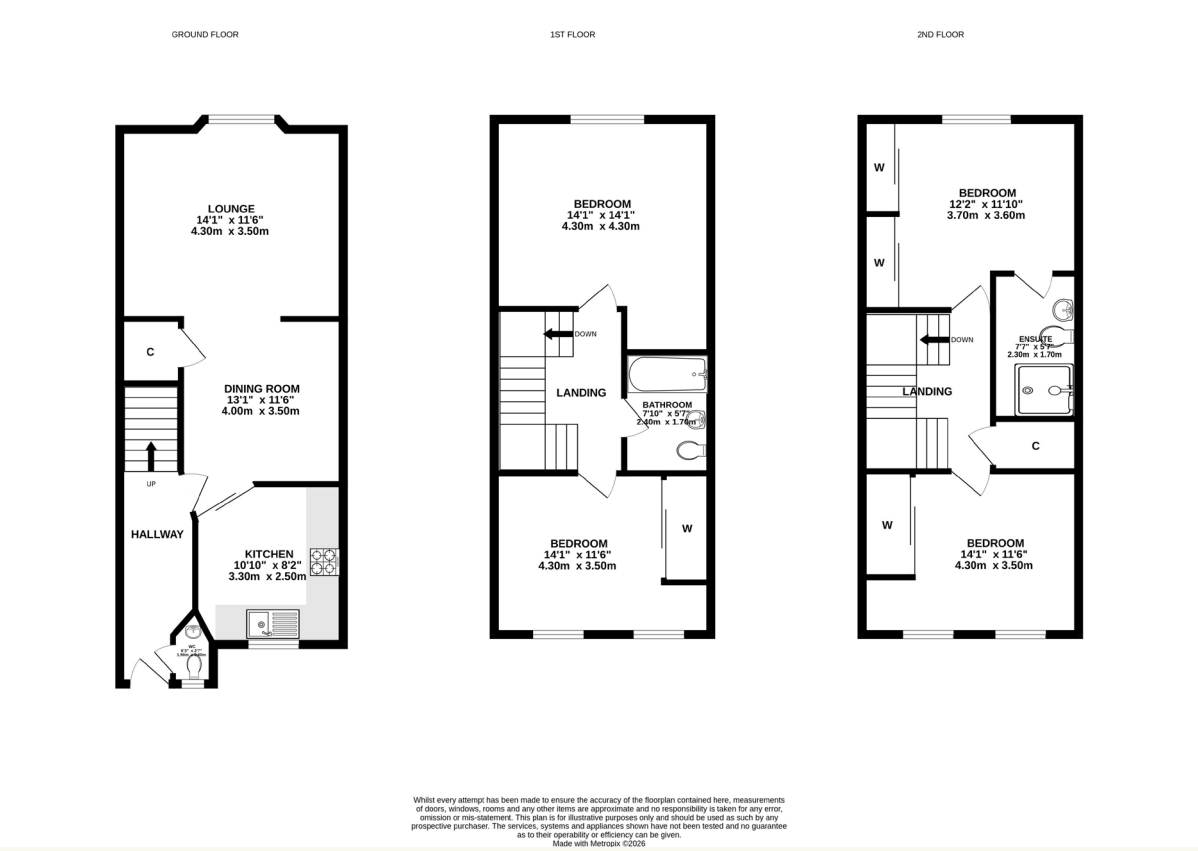
4 Bed | 2 Bath | 2 Reception

This is a rare opportunity to purchase this four-bedroom, terraced townhouse just north of the city centre. Lawson Place is ideally situated for access to a number of local amenities including schools, universities shops and regular bus routes to other areas of the city. The property offers spacious accommodation over three levels comprising on the ground floor the hallway, lounge, dining room, kitchen with integrated hob, double oven and extractor hood and space for other appliances, wc. On the first floor there are two double bedrooms and a recently replaced bathroom, whilst up on the second floor there are a further two bedrooms, one of which has an en-suite shower room. Outside to the rear the garden is laid with faux grass for ease of maintenance and there is a detached garage along with resident and visitor parking bays. Benefits include double glazing and gas central heating. Included in the sale are the integrated kitchen appliances as detailed. The property is within a convenient 2-minute walk from Frances Wright Nursery, Our Lady's RC Primary School, and Rosebank Primary School, making it an excellent choice for families, therefore early viewing is highly recommended.

Features

- Hall
- Lounge
- Dining Room
- Kitchen
- Four bedrooms (1 x E/S)
- Bathroom
- WC
- Gas central heating
- Double glazing
- Garage & Gardens
- EPC Rating C

Fixed Price £205,000



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:

01382 802050 dundeeproperty@lindsays.co.uk 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. 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.