lindsays | for moving home

property.lindsays.co.uk



43 Gourdie Terrace
Dundee, DD2 4QT







Two-bedroom semi-detached villa with generous rear garden

2 Bed | 1 Bath | 1 Reception

Situated in Dundee's popular Charleston area, this two-bedroom semi-detached villa will appeal to a range of buyers, including first-time purchasers and investors. Practical features include double glazing and gas central heating, with all fitted floor coverings, blinds, and the freestanding washing machine, fridge freezer and dishwasher included in the sale. Please note this property is of Scot Con construction and a buyer should check on any lender restrictions.

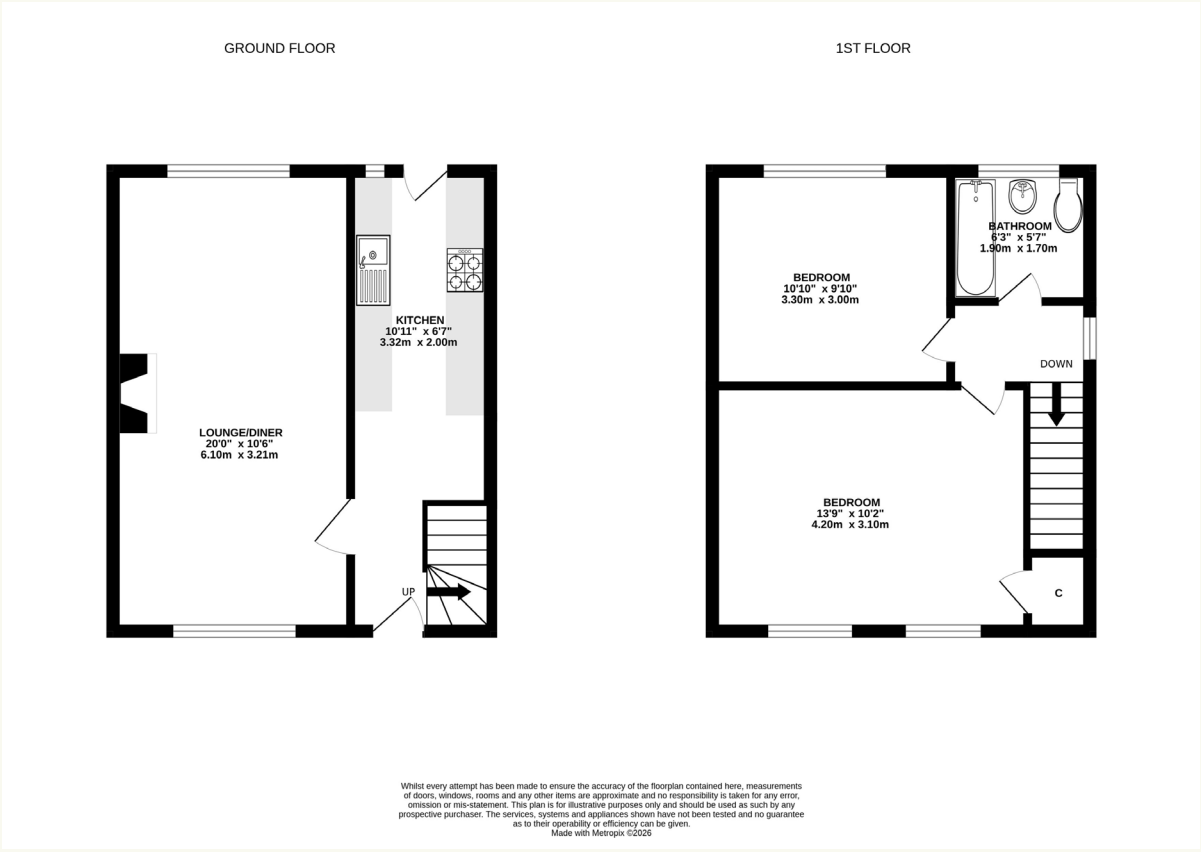
The accommodation includes a spacious lounge/dining room with a cosy wood-burning stove, a compact kitchen with ample floor and wall units, two well-proportioned double bedrooms, and a family bathroom with a shower over the bath. The floored attic is accessed by ladder. To the front, a stone driveway provides off-street parking for two vehicles. The main garden is to the rear, where the current owners have purchased additional ground to create a generous plot. It is planted with natural wildflowers and herbs and features a greenhouse with an established vine, a frog pond, apple trees, rhubarb, and much more.

This type of property is very popular and viewing highly recommended.

Features

- Hallway
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Off Street Parking
- Generous Rear Gardens
- EPC Rating D

Offers Over £100,000









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 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.