

1 Sutherland Place,
Dundee DD2 2HL







*A two bedroom semi detached villa in a popular residential area*

2 Bed | 1 Bath | 1 Reception

This is an excellent opportunity to purchase this two-bedroom semi-detached villa situated within a popular residential area of Dundee. Ideally located for easy access to a wide range of local amenities, schools, shops and commuter routes, the property offers comfortable accommodation well suited to first-time buyers, young families and downsizers alike.

The accommodation on the ground floor comprises an entrance hallway with a useful storage cupboard, a bright and spacious lounge providing an ideal space for both relaxing and entertaining, and a fitted kitchen with a range of wall and base units.

On the upper floor there are two well proportioned bedrooms, both benefiting from built-in storage, together with a family bathroom fitted with a three-piece suite, electric shower over the bath and heated towel rail.

Externally, the property enjoys a small garden area to the front. A monoblock driveway provides off-street parking for multiple vehicles and leads to a timber garage. The enclosed tiered rear garden offers a lovely outdoor space, featuring a combination of patio areas, lawn and a fruit tree, making it ideal for family enjoyment and outdoor entertaining. A greenhouse is also included within the sale.

Additional benefits include double glazing, gas central heating, attic storage space and an electric vehicle charging point fitted to the rear of the property.

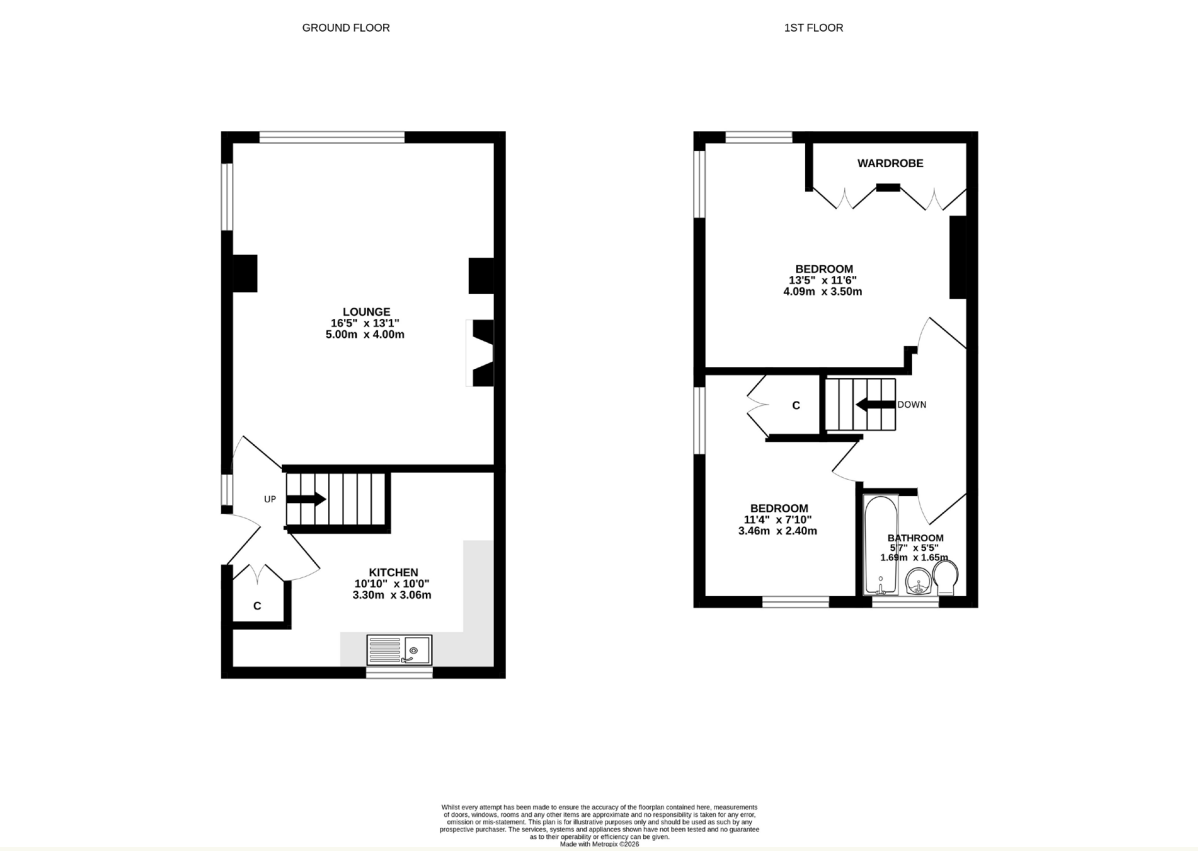
Included in the sale are all floor coverings, window coverings and light fittings.

Early viewing is highly recommended to appreciate the accommodation and value on offer.

## Features

- Hall with storage off
- Bright and spacious lounge
- Fitted Kitchen
- Two Bedrooms
- Family Bathroom
- Gas central heating
- Double glazing
- Timber Garage
- Drive
- Gardens
- EPC Rate: D

# Offers Over £175,000










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. 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.