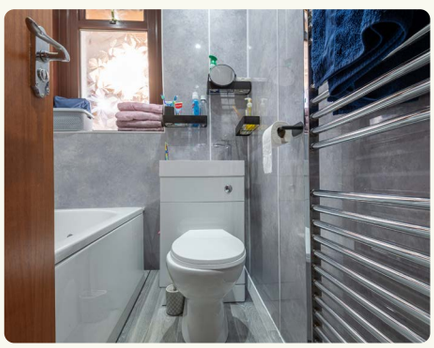


1 Bridgefoot Cottages,
Bridgefoot, Dundee, DD3 0PW







Delightful semi-detached cottage in the ever-popular village of Bridgefoot

2 Bed 1 Bath 2 Reception

This charming semi-detached cottage enjoys a convenient location within easy reach of the excellent range of amenities that Dundee has to offer, including well regarded schools, shopping facilities, leisure pursuits, and superb transport links.

The accommodation is well presented throughout and comprises a welcoming entrance hall, a bright and spacious lounge, a south-facing conservatory that provides an additional living space or dining room, and a fitted kitchen featuring an integrated hob, oven, and extractor hood, with space for a fridge freezer and washing machine. The property also benefits from two bedrooms and a family bathroom. There may be potential to further enhance the accommodation by converting the attic space, subject to the appropriate planning permissions and building consents. Externally, the attractive rear garden features a paved patio area, lawn, and garden shed, offering an excellent space for relaxing or entertaining. The front garden is laid mainly to lawn with established borders, while residents benefit from convenient off-street parking bays. Additional features include double glazing and gas central heating. Included within the sale are all fitted floor coverings, window blinds where fitted, the integrated kitchen appliances as specified, and the garden shed.

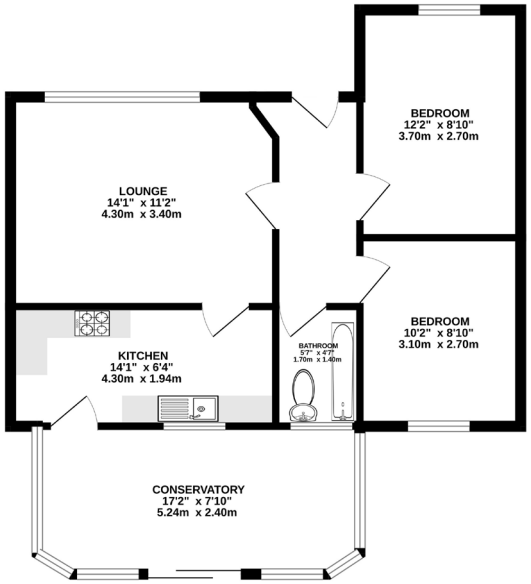
This delightful home is expected to appeal to a wide variety of purchasers, including first-time buyers, downsizers, and small families. Early viewing is highly recommended to fully appreciate the lifestyle and accommodation on offer.

Features

- Entrance hall
- Lounge
- Conservatory
- Kitchen
- Two bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Gardens & Parking
- EPC Rate: D

Offers Over £180,000

GROUND 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 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.