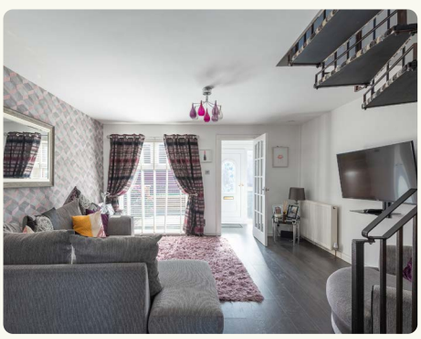


10 Jacobson Gardens,
Dundee DD3 9TB







Lovely two-bedroom terraced villa in move-in condition within sought-after Downfield

2 Bed | 1 Bath | 1 Reception

This lovely presented two-bedroom terraced villa offers accommodation over two levels and is ideally suited to first-time buyers, young professionals, or those looking to downsize.

Situated within the highly desirable residential area of Downfield, the property enjoys a convenient location close to a wide range of local amenities, including schools, shops, leisure facilities, and excellent transport links providing easy access to Dundee city centre.

The accommodation is presented in true move-in condition and comprises a bright and spacious lounge featuring an attractive spiral staircase leading to the upper floor. The well-appointed fitted kitchen includes an integrated oven, hob, fridge/freezer, and dishwasher.

On the upper level, there are two generously sized double bedrooms, both benefiting from built-in wardrobes, together with a modern shower room.

Additional benefits include double glazing, gas central heating, and a partially floored attic providing useful storage space. Included in the sale are all floor coverings, window blinds, and light fittings.

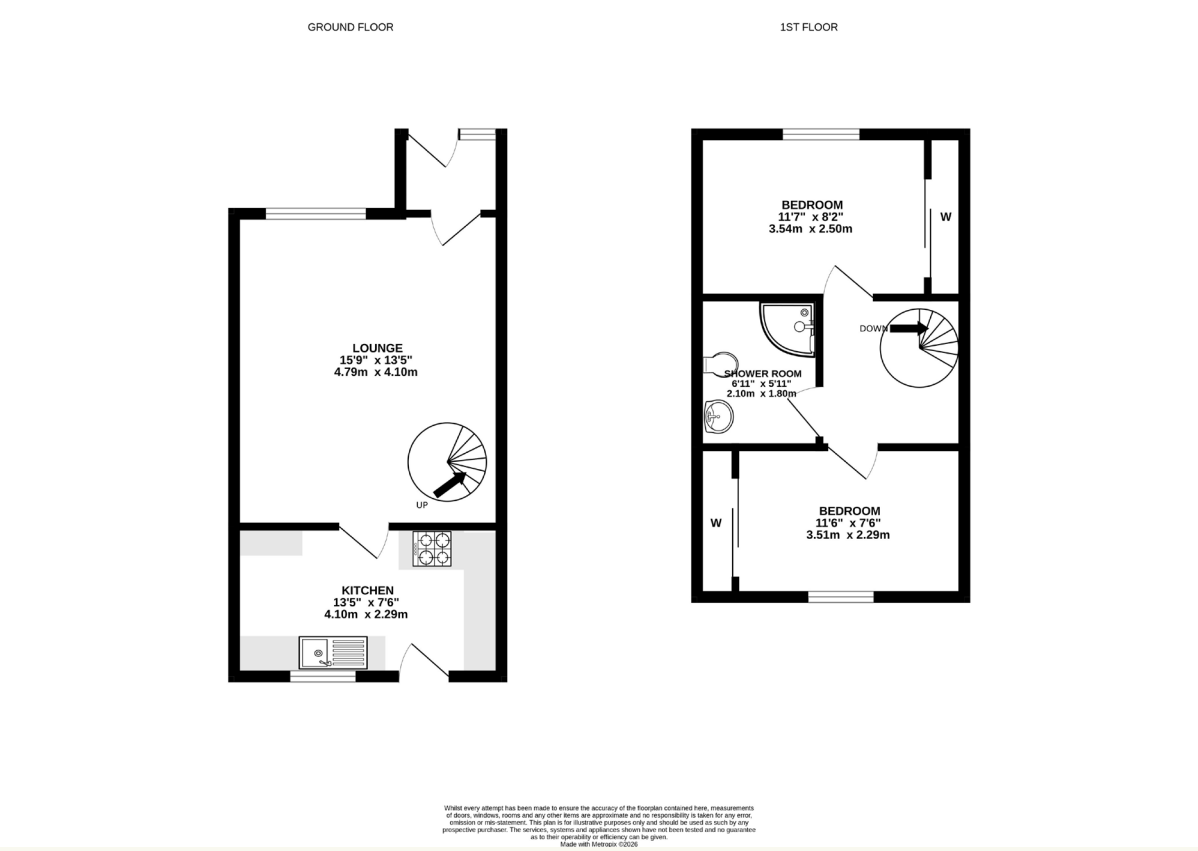
Externally, the property enjoys a recently paved front garden. The fully enclosed rear garden has been designed for ease of maintenance, with attractive paving throughout. A timber storage shed and external water tap are also included.

Early viewing is highly recommended to fully appreciate the quality, location, and excellent value this lovely home has to offer.

Features

- Bright and spacious lounge
- Fitted Kitchen
- Two double bedrooms with built-in wardrobes
- Shower Room
- Gardens
- Gas central heating
- Double Glazing
- Residents Parking
- EPC Rate: C

Offers Over £160,000









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.