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11 Hillside Terrace
Dundee, DD2 1QS







An impressive four bedroom detached villa in the sought after West End

4 Bed | 2 Bath | 1 Reception

Set in a quiet location just minutes from Ninewells Hospital, 11 Hillside Terrace sits within Dundee's sought-after West End. This attractive home has been tastefully upgraded by the current owners and is presented in walk-in condition throughout. Practical features include double glazing, gas central heating, solar panels and an electric vehicle charging point. The sale includes all fitted carpets, floorcoverings and blinds, together with the integrated ovens, warming drawer, hob, washing machine and dishwasher.

The ground floor offers a bright dual-aspect lounge filled with natural light and enhanced by a cosy wood burner for the colder months. The kitchen and dining room have been opened up to create the heart of the home, featuring stylish shaker-style units and quartz work surfaces. A conservatory leads from the kitchen and overlooks the secluded garden. Two double bedrooms and a shower room complete the ground floor. Upstairs, the principal bedroom benefits from bespoke fitted wardrobes and views towards the River Tay. A further double bedroom with eaves storage and a family bathroom with shower over the bath complete the accommodation.

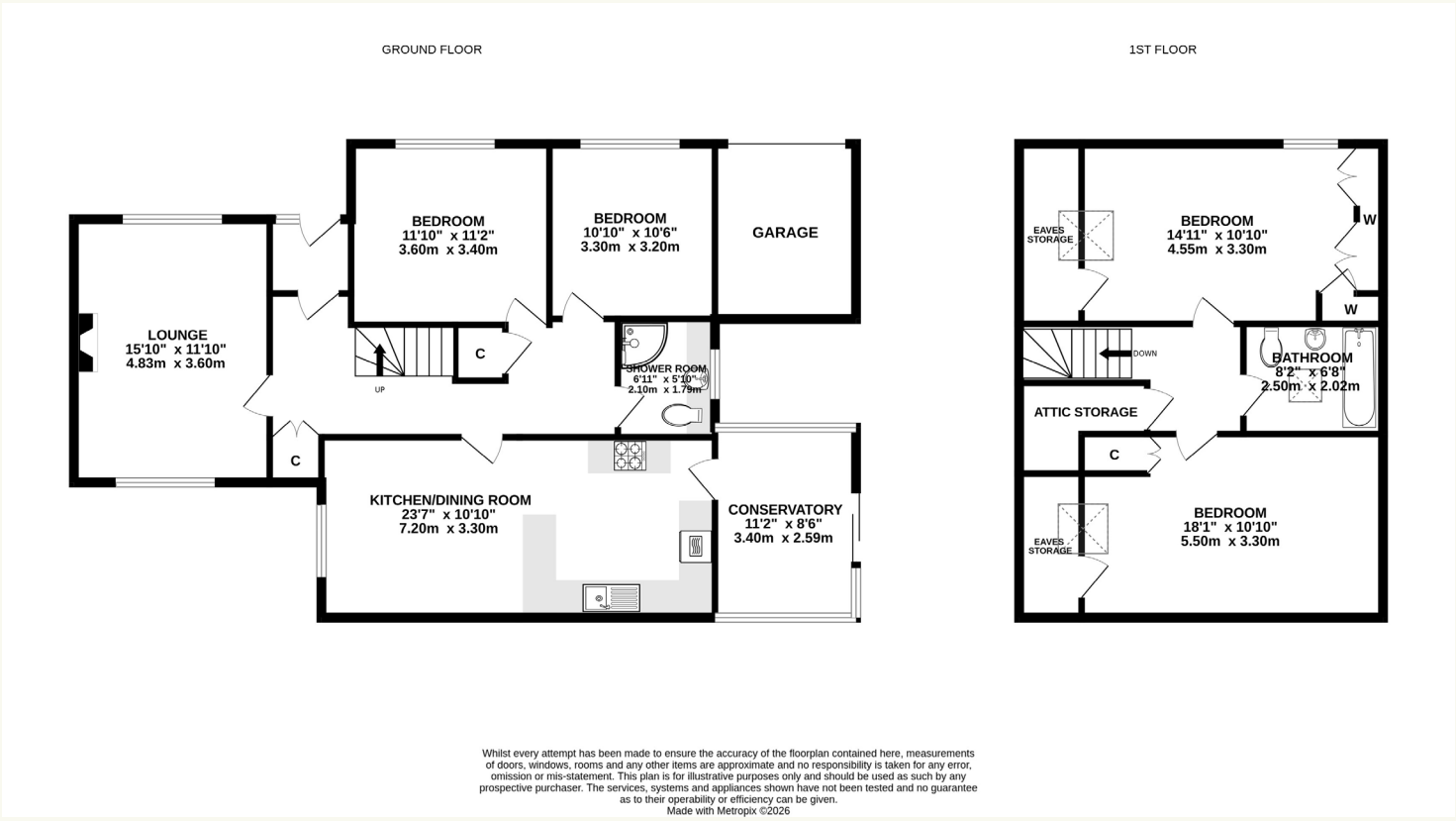
Externally, the front of the villa features a tarmac driveway with space for three vehicles, leading to a single garage. Charming gardens surround the property, with mature plants and shrubs, lawns, fruit trees, soft fruit, and vegetable patches. The garden shed is also included in the sale.

Viewing is essential to fully appreciate this lovely home and its deceptively spacious garden.

Offers Over £375,000

Features

- Vestibule & Hallway
- Lounge
- Kitchen/Dining Room
- Conservatory
- 4 Double Bedrooms
- Shower Room
- Family Bathroom
- Garage & Driveway
- Wrap-around Gardens
- Double Glazing
- Gas Central Heating
- Solar Panels
- EV Charging Point
- EPC Rate: C



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's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstone Art College are located on the vibrant Perth Road which offers an eclectic mix of bars, restaurants and boutique shops. The iconic Magdalen Green and Botanic gardens are ideal for peaceful walks and reflection. The renowned Ninewells Teaching Hospital is located on the western edge and there are excellent transport links with the A90 Dual Carriageway, Railway Station and Airport.

FOR VIEWING:

By appointment only

Contact Lindsays on:

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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.