

18 Birnam Place
Dundee, DD2 2JQ







A two bedroom semi-detached villa in close proximity to Ninewells Hospital

2 Bed | 1 Bath | 1 Reception

Ideally located in a quiet cul-de-sac within walking distance of Ninewells Hospital this attractive two bedroom semi-detached villa will make an excellent home for a first time buyer. The property requires a degree of upgrading and this has been reflected in the asking price. Practical benefits include double glazing and gas central heating. Included in the sale are all fitted carpets, floorcoverings and blinds along with the white goods in the kitchen. The accommodation on the ground floor comprises a generous lounge/dining room and compact kitchen. On the upper floor there are two good sized double bedrooms both benefitting from fitted wardrobes and the contemporary shower room.

Externally at the front of the property lies a chipped drive leading to a single garage. The main garden lies at the rear and is laid with stones and mature bushes.

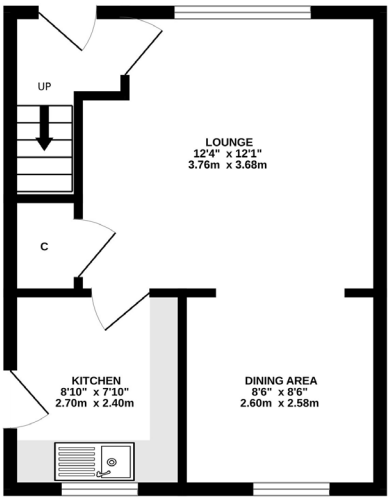
We recommend viewing to fully appreciate the property on offer and excellent location with local shops and amenities close by.

Offers Over £150,000

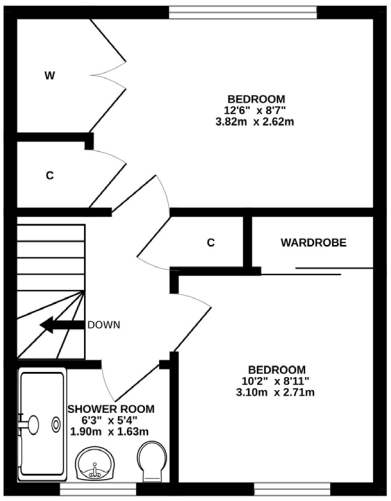
Features

- Hallway
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Garage & Driveway
- Gardens
- EPC Rate: C

GROUND FLOOR



1ST 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 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.