

19 Langshaw Road
Dundee DD2 2SA







An attractive two bedroom semi-detached villa located in a popular area

2 Bed | 1 Bath | 1 Reception

Set within the popular Dryburgh area to the north of Dundee, this well-presented semi-detached villa is close to local amenities and offers easy access to the main Dundee Kingsway route. The property is in good condition throughout, with practical features including double glazing and gas central heating. All fitted carpets, floorcoverings, curtains and blinds are included in the sale.

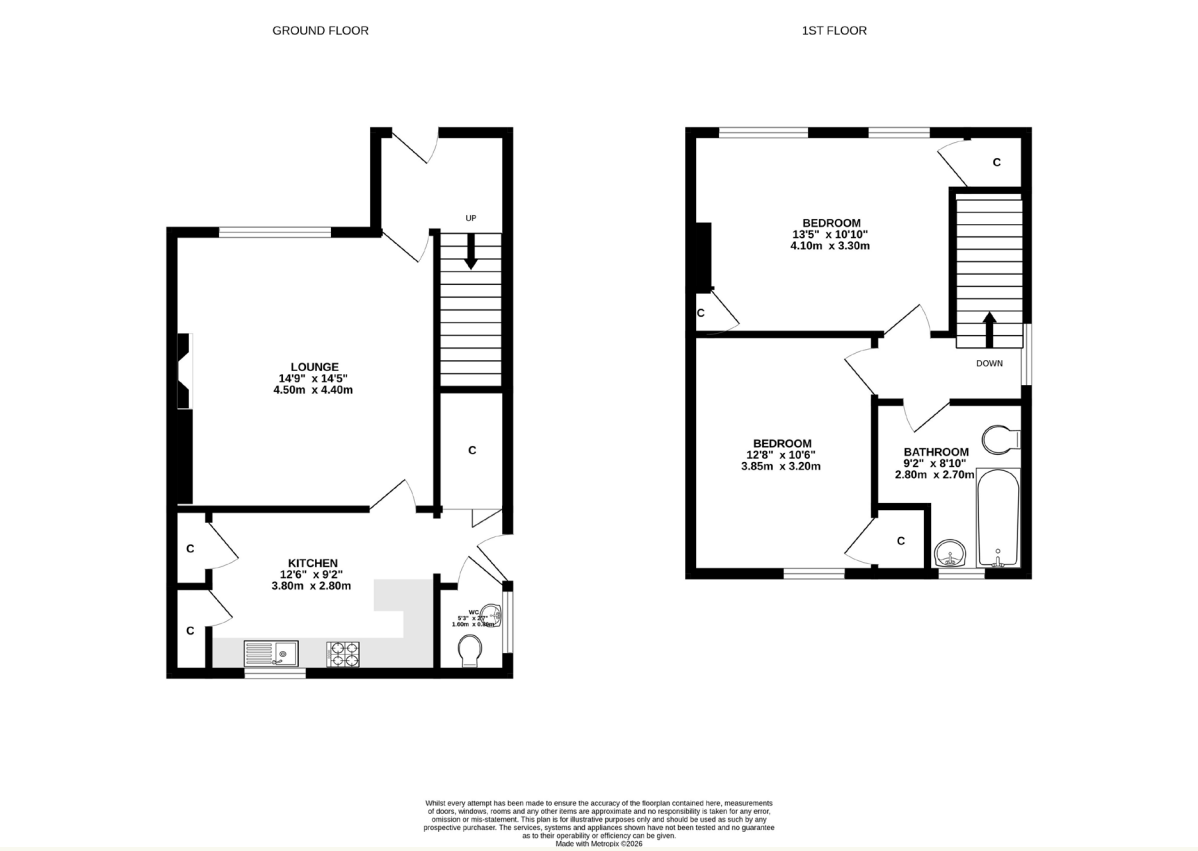
The ground floor comprises a bright, comfortable lounge with a feature fireplace, a kitchen with ample wall and floor units plus a breakfast bar, and a convenient cloakroom/WC. Upstairs, there are two well-proportioned double bedrooms and a family bathroom with a shower over the bath.

To the front, the villa has a low-maintenance garden, mainly paved and planted with mature shrubs. The main rear garden is laid to lawn and includes two paved patios, ideal for enjoying the summer months. Ample on-street parking is available on Langshaw Road.

Features

- Hallway
- Lounge
- Breakfasting Kitchen
- Cloakroom/WC
- 2 Double Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens
- EPC - D

Offers Over £120,000









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:

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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.