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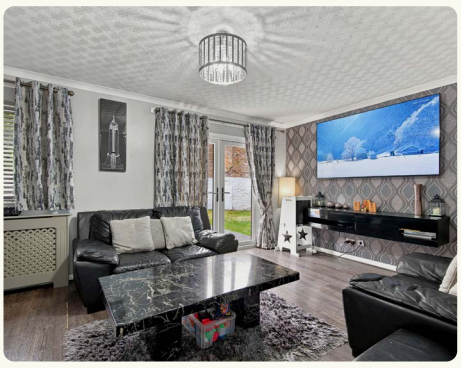
18 Hillbank Gardens,
Dundee, DD3 7BF







Stylish three-bedroom family home in move in condition

3 Bed 1 Bath 1 Reception

This attractive three-bedroom family home offers spacious and modern accommodation in a popular residential area of Dundee. Presented in excellent condition throughout, the property is ideally suited to first-time buyers, growing families, or those seeking a home ready to enjoy from day one.

The accommodation benefits from gas central heating and double glazing throughout. Included within the sale are all floor coverings, light fittings, fitted blinds, and the kitchen white goods.

Upon entering the property, a practical vestibule provides useful storage space and access to a convenient ground floor WC. The welcoming hallway also offers additional storage and leads through to the main living accommodation. The modern fitted kitchen provides ample cupboard and worktop space along with plenty of room for family dining. To the rear, the bright and spacious lounge enjoys patio doors that open directly onto the garden, creating an ideal space for both everyday living and entertaining.

On the upper floor, there are three bedrooms, comprising two generously proportioned double bedrooms, one of which benefits from built-in wardrobes, together with a third bedroom which would make an ideal child's room, home office, or guest bedroom. The accommodation is completed by a contemporary family bathroom fitted with a shower over the bath.

Externally, the property boasts a large, fully enclosed rear garden that has been well maintained and is predominantly laid to lawn with attractive flower beds and a decking area, perfect for outdoor dining and entertaining during the warmer months.

To the front, a substantial driveway provides off-street parking for multiple vehicles and leads to a single garage.

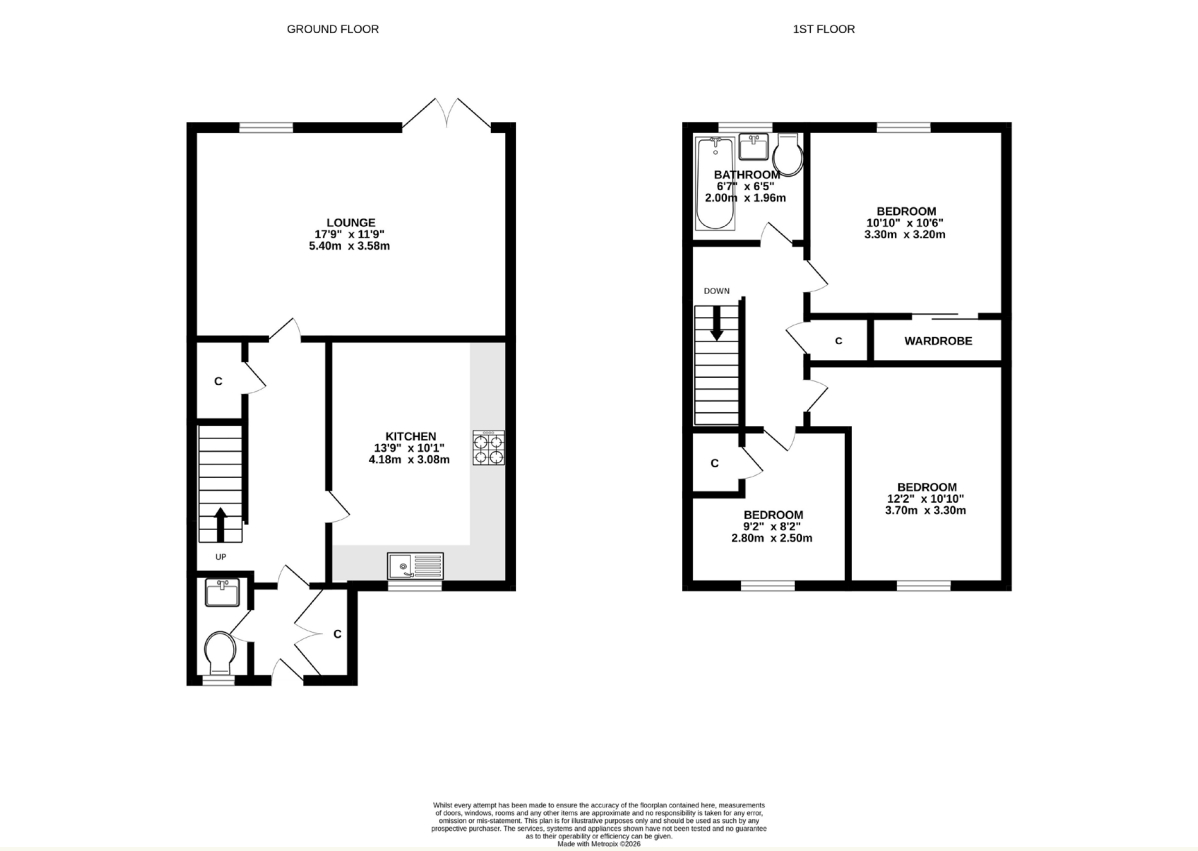
The property is conveniently located close to a range of local amenities including shops, well-regarded schools and excellent transport links, with regular bus services providing easy access to Dundee city centre and surrounding areas.

This is an excellent opportunity to acquire a well-presented family home in a sought-after location, and early viewing is highly recommended.

Offers Over £215,000

Features

- Vestibule & WC
- Hallway
- Kitchen
- Lounge
- Three Double Bedrooms
- Family Bathroom
- Gardens
- Driveway & Garage
- EPC Rating C









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.