

8 Harper Avenue
Dundee, DD2 3ZB







An immaculate three-bedroom semi-detached villa, ideally located near Downfield Golf Club

3 Bed | 2 Bath | 1 Reception

This beautifully presented three-bedroom semi-detached villa is set within the sought-after Kirkwood Homes development beside Downfield Golf Course. Stylish interiors and a generous west-facing rear garden make it an ideal family home in a peaceful, desirable setting. Further benefits include double glazing, gas central heating and solar panels. All fitted carpets, floor coverings, blinds and integrated kitchen appliances are included in the sale.

The ground floor features a bright, inviting lounge with a well-proportioned layout and contemporary LVT flooring. The modern fitted kitchen offers stylish cabinetry, integrated appliances and ample space for a dining table and chairs. French doors open onto the rear garden, and a practical cloakroom/WC completes this level.

Upstairs, the well-proportioned principal bedroom has fitted wardrobes and an en suite shower room. There is also a double bedroom with fitted wardrobes, a single bedroom and a family bathroom with a shower over the bath. The partially floored attic is accessed via a Ramsay ladder.

To the front, a driveway provides parking for two vehicles. The generous west-facing rear garden enjoys afternoon and evening sunshine and is mainly laid to lawn, with a paved patio ideal for summer family gatherings.

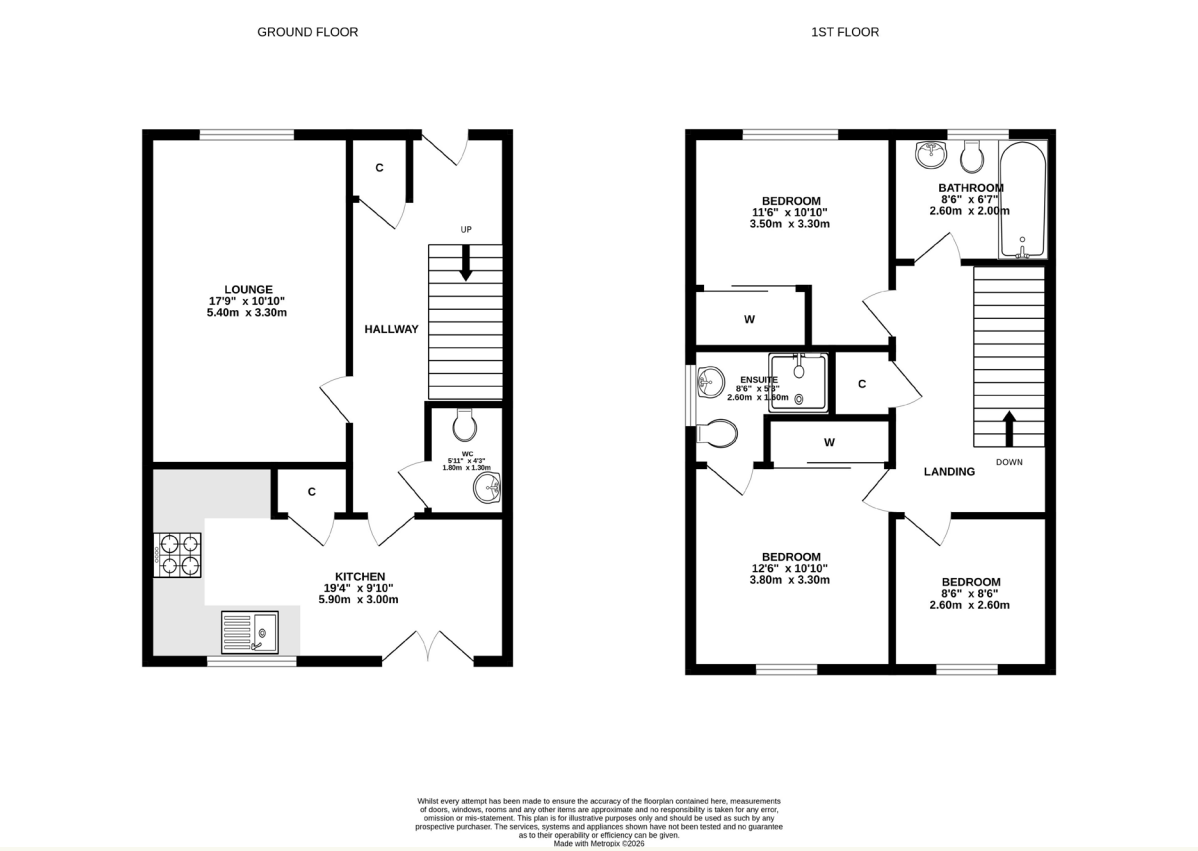
A factoring agreement covers the upkeep of the communal areas. The current factor is James Gibb, and the fee is approximately £14 per month.

Viewing is highly recommended to fully appreciate the quality and appeal of this desirable home.

Offers Over £260,000

Features

- Hallway
- Lounge
- Kitchen/Dining Room
- Cloakroom/WC
- Principal Bedroom with En Suite Shower Room
- 2 Further Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Solar Panels
- Driveway
- Gardens
- EPC Rate: B



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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Harper Avenue is located to the North of Dundee Kingsway and in very close proximity to Downfield Golf Course. All local amenities can be found close by with the Kingsway Retail Park just a short drive away. 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.