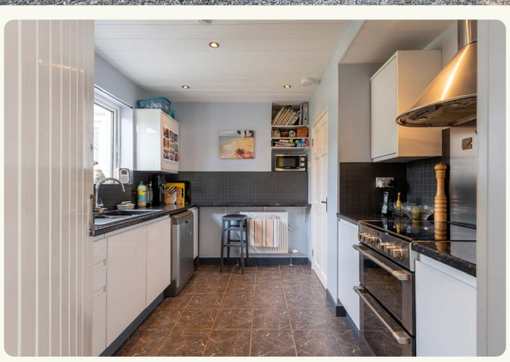


12 Arnhall Drive
Dundee, DD2 1LU







An impressive detached villa in a sought-after West End cul-de-sac

3 Bed 2 Bath 2 Reception

Set in a quiet, sought-after cul-de-sac in Dundee's popular West End, this attractive, move-in-ready villa will appeal to a wide range of buyers. Practical features include recently replaced double glazing and gas central heating. The sale includes all fitted carpets, floor coverings and blinds, together with the freestanding cooker, dishwasher, fridge, freezer and separate fridge-freezer in the garage.

On the ground floor, a bright, comfortable lounge benefits from two corner windows that fill the room with natural light. To the rear, the dining room opens into a delightful conservatory. The compact kitchen offers ample floor and wall units, a separate utility store and access to the garage. A stylish shower room completes this level. Upstairs, a feature window complements three bedrooms and a family bathroom with a shower over the bath.

Outside, a stone driveway provides parking for two vehicles and leads to a single garage with an electric door. The charming front garden is mainly laid to lawn and bordered by attractive plants and shrubs. The west-facing rear garden enjoys afternoon and evening sunshine and includes a substantial summerhouse and shed, both included in the sale.

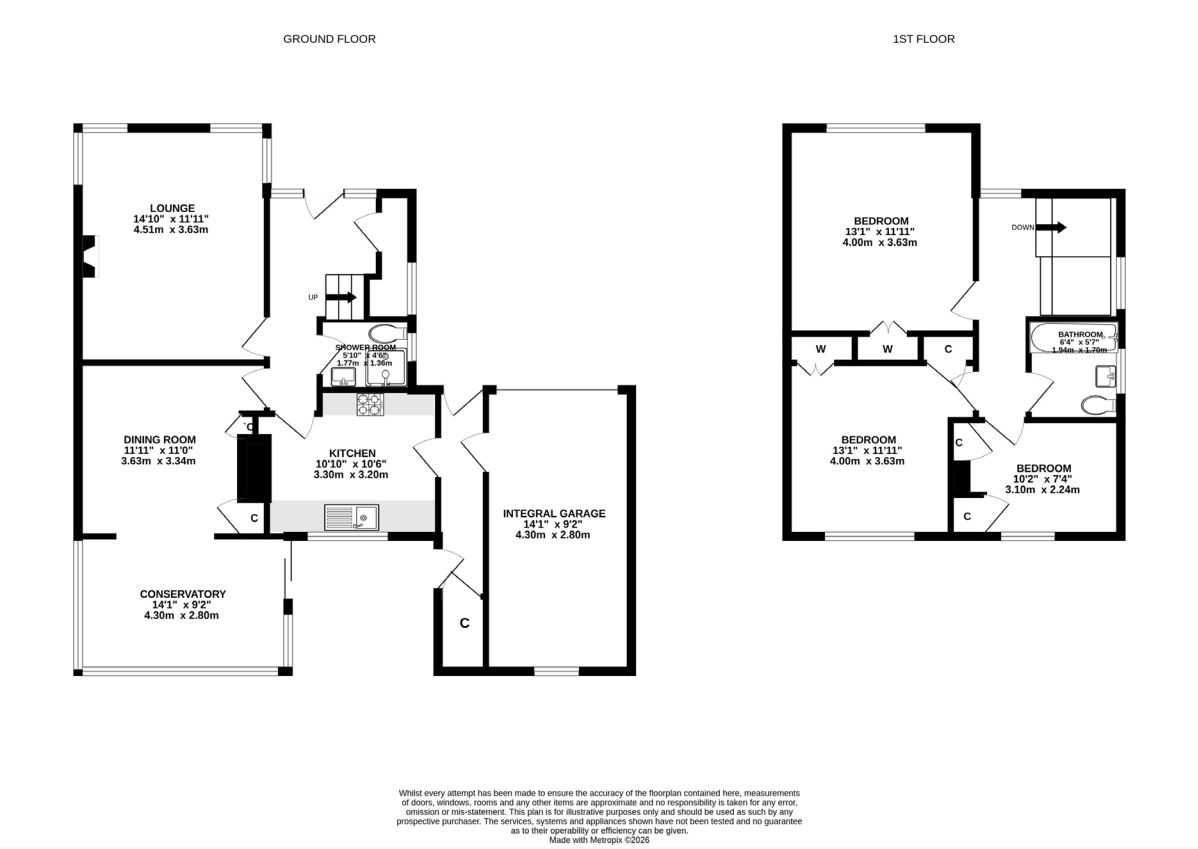
Properties of this type are rarely available, so early viewing is highly recommended.

Features

- Hallway
- Lounge
- Dining Room
- Conservatory
- Kitchen & Utility Room
- 3 Bedrooms
- Bathroom
- Shower Room
- Double Glazing
- Gas Central Heating
- Garage & Driveway
- Front and Rear Gardens
- Summerhouses
- EPC Rate: D

Offers Over £330,000

Home Report value £350,000









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. There are two popular primary schools and Harris Academy located close by. 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:

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.