

4 Glenagnes Gardens,
Dundee DD2 2AG







Two bedroom end of terraced villa in a popular residential area

2 Bed | 1 Bath | 1 Reception

Excellent Opportunity to Purchase a Two Bedroom End-Terraced Villa in a Much Sought-After Residential Location

Situated within the popular and highly desirable Glenagnes Gardens, this attractive two-bedroom end-terraced villa occupies a cul-de-sac setting and is ideally located for easy access to a wide range of local amenities including shops, schools and excellent public transport links. A regular commuter bus service provides straightforward access to Dundee city centre, both Universities and Ninewells Teaching Hospital.

The accommodation comprises hallway with useful storage cupboard, bright and spacious lounge, and dining kitchen with patio doors leading directly to the rear garden. On the upper level there are two generous double bedrooms, both benefiting from built-in wardrobes, together with a family bathroom fitted with a three-piece suite and shower over the bath.

Additional benefits include double glazing, gas central heating and useful attic space. Included within the sale are all floor coverings, curtains, blinds and light fittings.

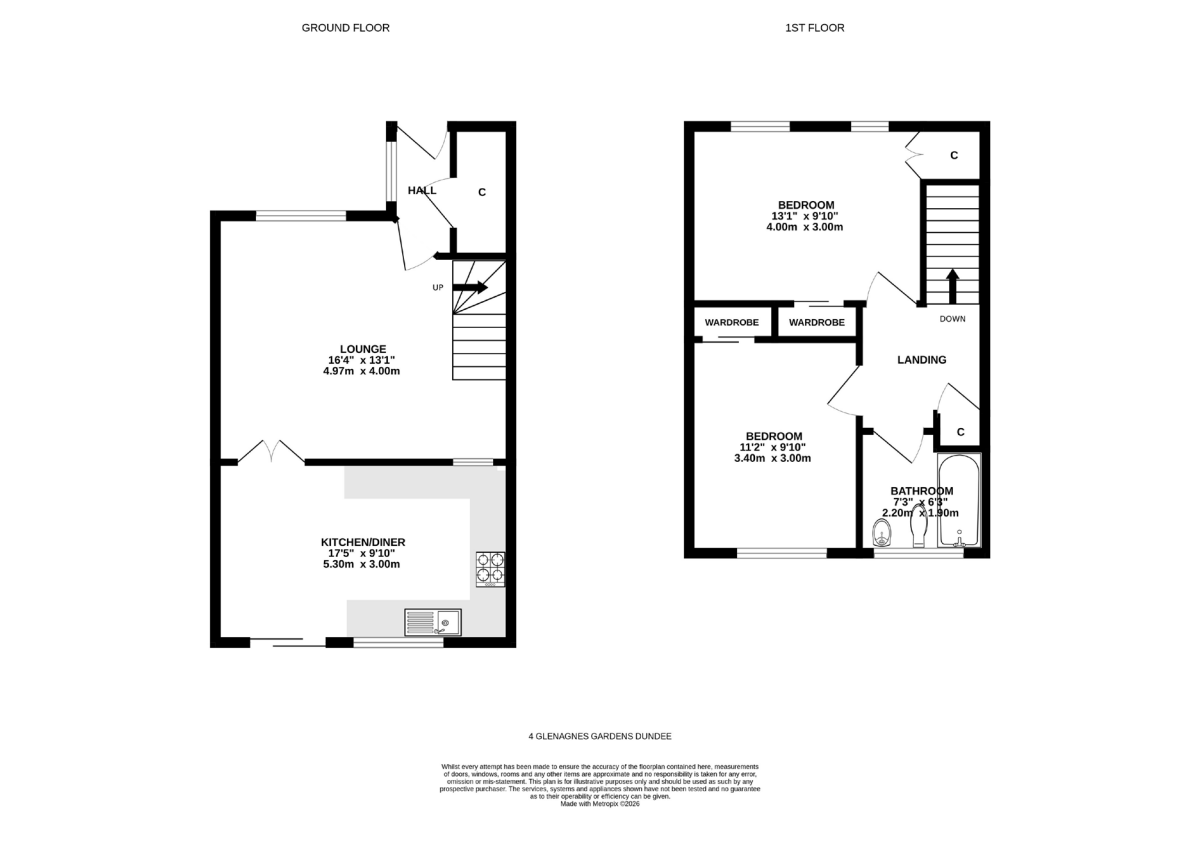
Externally, the property enjoys a small garden area to the front together with off-street parking. The enclosed rear garden has been designed with ease of maintenance in mind, featuring a combination of patio and stone chippings, providing an ideal space for outdoor relaxation and entertaining. The timber shed is also included within the sale.

This property is expected to appeal to a wide variety of purchasers, including first-time buyers, young families and buy-to-let investors.

Features

- Hall with storage off
- Lounge
- Dining Kitchen
- Two Double Bedrooms
- Family Bathroom
- Gas central heating
- Double glazing
- Gardens
- Off Street Parking
- EPC Rating C

Offers Over £180,000









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:

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.