

44 Ravenscraig Road,
Dundee, DD4 7EE







*Two-bedroom terraced house with off-street parking, perfect for 1st time buyers*

2 Bed | 1 Bath | 1 Reception

This attractive two-bedroom terraced villa offers generous and flexible accommodation, making it an ideal purchase for first-time buyers or young couples looking to take the next step from a flat to a family home. Situated in a popular residential area to the north-west of Dundee, the property enjoys a convenient location close to local schools, shops and everyday amenities, while Dundee city centre is within easy reach, offering an excellent selection of retail, leisure and transport facilities.

The accommodation comprises a welcoming entrance hall with useful understair storage, leading to a bright and spacious lounge/dining room featuring a focal-point fireplace, a front-facing window and patio doors opening onto the rear garden. The kitchen is fitted with a range of wall and base units, incorporating an integrated hob, oven and extractor hood, with space provided for a washing machine and fridge-freezer. On the upper level, bedroom 1 benefits from full-width fitted wardrobes and access to the attic, while bedroom 2 also features a built-in wardrobe. The bathroom is fitted with a modern white suite and thermostatic shower. A particular feature of the property is the floored attic space, which provides excellent additional storage.

Externally, the front garden has been paved to create convenient off-street parking. To the rear, the south-facing garden enjoys a high degree of privacy and includes a timber deck and garden shed, creating an ideal space for outdoor relaxation and entertaining. Further benefits include gas central heating, double glazing, fitted floor coverings, window blinds where fitted, and integrated kitchen appliances, all of which are included in the sale.

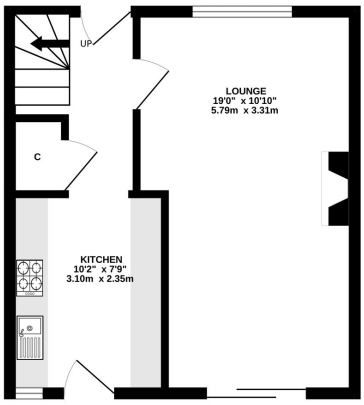
Offering comfortable accommodation, this lovely home is expected to attract strong interest. Early viewing is highly recommended to fully appreciate all that it has to offer.

## Features

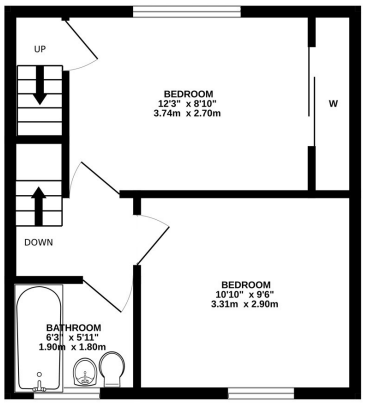
- Entrance hall
- Lounge/dining room
- Kitchen
- 2 bedrooms
- Large floored attic
- Bathroom
- Gas central heating
- Double glazing
- Off-street parking & gardens
- EPC Rating D

# Offers Over £120,000

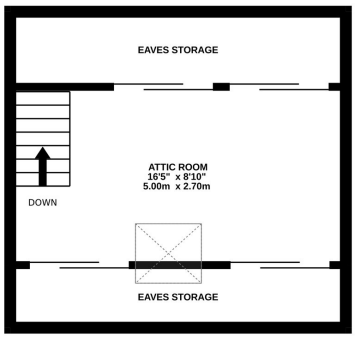
GROUND FLOOR




1ST FLOOR




2ND FLOOR




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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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.