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15 St Kilda Terrace
Dundee, DD3 9JL







A stylish three-bedroom end-terrace villa with a spacious corner garden

3 Bed | 2 Bath | 1 Reception

Situated in Dundee's popular St Marys area, this superb three-bedroom end-terrace villa has been tastefully upgraded throughout and is ready to move into. It occupies a generous corner plot, enclosed by a tall hedge that provides privacy and a safe play area for children. The sale includes all fitted carpets, floor coverings and blinds, together with the kitchen's integrated oven, hob, dishwasher and fridge-freezer.

The ground-floor accommodation comprises a comfortable lounge and dining room with on-trend herringbone LVT flooring throughout. This leads to a modern kitchen with contemporary cabinetry and integrated appliances. A stylish family bathroom completes the ground floor, featuring a fabulous large bath—ideal for a young family—with a shower above.

Upstairs, there is a delightful principal bedroom with a superb en-suite shower room, plus two further bedrooms.

Outside, a monoblock driveway at the side leads to a garage used for storage, with a utility area to the rear. The low-maintenance main garden extends across the front and side, with artificial grass and a surrounding hedge for privacy. The rear garden also features artificial grass and decking,and includes a shed.

The property is of non-traditional "Blackburn" construction, and we are not aware of any lending restrictions.

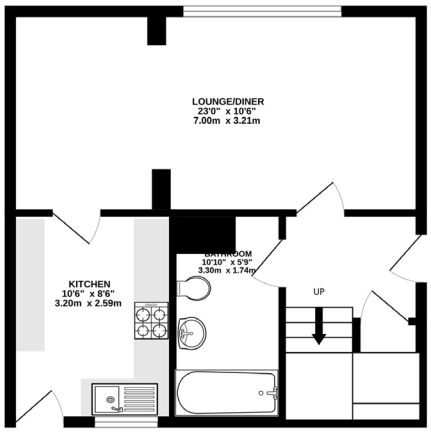
Viewing is highly recommended to fully appreciate this lovely home and its setting.

Features

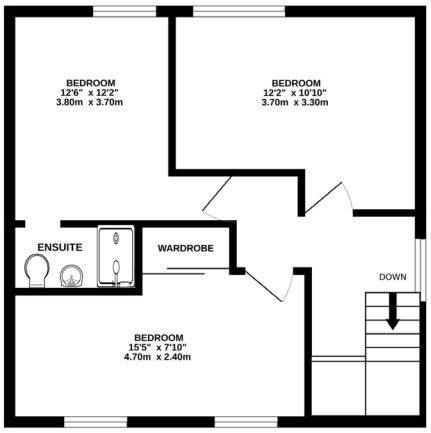
- Hallway
- Lounge/Dining Room
- Kitchen
- Bathroom
- Principal Bedroom with En Suite Shower Room
- 2 Further Double Bedrooms
- Double Glazing
- Gas Central Heating
- Garage Store and Driveway
- Generous Gardens
- EPC D

Offers Over £165,000

GROUND FLOOR



1ST 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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St Marys area of Dundee lies to the north of the Kingsway. A nearby bus route provides an excellent transport link to various parts of the city including Ninewells Hospital. Schooling at primary and secondary levels can be found nearby. The Kingsway Retail Park is a short drive away where a Tesco Superstore and major retailers are located.

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.