

lindsays | for moving home

40 Clayhills Drive
Dundee, DD2 1SX

Impressive five-bedroom detached villa with superb River Tay views, conveniently located near Ninewells Hospital.

4 Bed 3 Bath 3 Reception

Enjoying an elevated position with beautiful views over the River Tay and beyond, this attractive family home offers spacious, versatile accommodation across two floors. Practical features include double glazing and gas central heating. The sale includes all fitted carpets, floor coverings and blinds, together with the kitchen's integrated oven, hob, fridge, freezer and dishwasher.

The ground floor features a well-appointed lounge with a south-facing balcony that takes full advantage of the stunning outlook, as well as a cosy gas fire for colder days. Doors open from the lounge to a formal dining room. At the heart of the home is an impressive open-plan kitchen, dining and living area, with patio doors to the rear garden, ample floor and wall units, a practical breakfast bar and a useful utility room. A fifth bedroom or home office and a cloakroom/WC complete the ground floor.

Upstairs, the impressive gallery landing includes a quiet seating or library area beside a Juliet balcony, making the most of the exceptional views. The generous principal bedroom also enjoys the outlook and features two double wardrobes and an en-suite shower room with a large shower. The second bedroom has its own en-suite shower room. Two further double bedrooms, both with double wardrobes, and a family bathroom with a bath and separate shower complete the upper floor.

To the front, a driveway leads to a double garage. The main garden is at the rear and is well maintained, with a large lawn, mature plants and shrubs, and a delightful patio ideal for summer entertaining and relaxation.

The upkeep at the development is managed by First Port and payments are made every six months which last year totalled £286.92.

Ideally located in Dundee's West End, close to Ninewells Hospital, this spacious home is not to be missed. Early viewing is highly recommended.

- Hallway & Gallery Landing
- Lounge with Balcony
- Dining Room
- Open Plan Kitchen/Dining/Living Room
- Utility Room and Cloakroom/WC
- Principal Bedroom with En Suite Shower Room
- Guest Bedroom with En Suite Shower Room
- 2 Further Double Bedrooms
- Home Office/Bedroom 5
- Family Bathroom
- Double Garage & Driveway
- Landscaped Gardens
- EPC Rating C

Offers Over £430,000



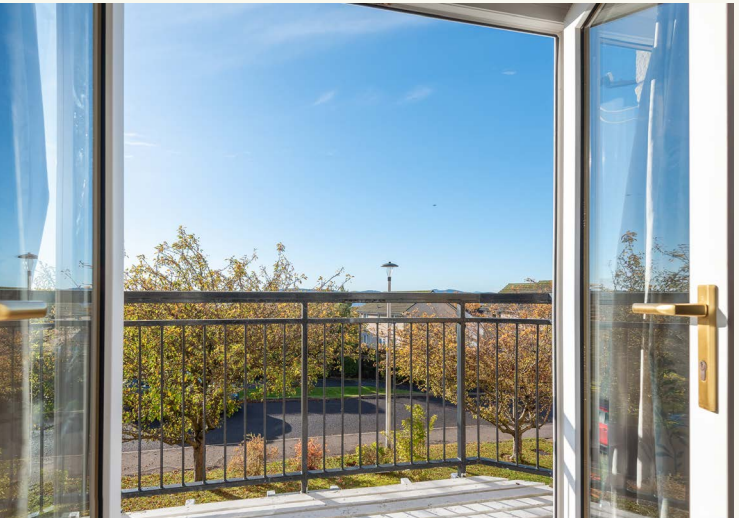




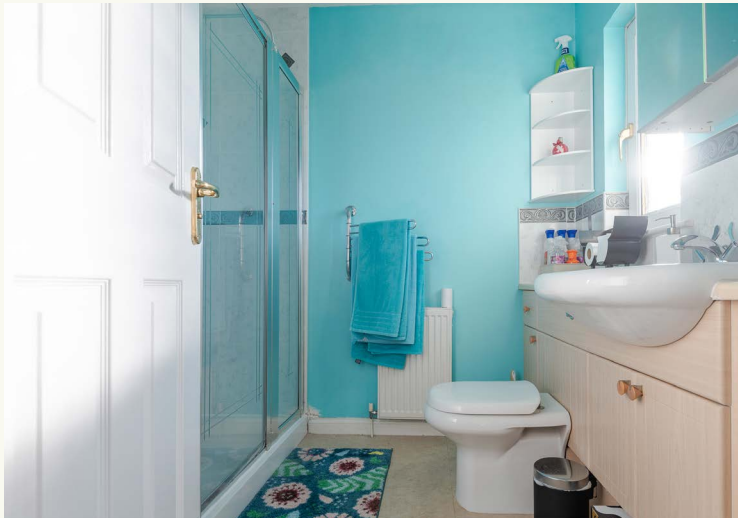






















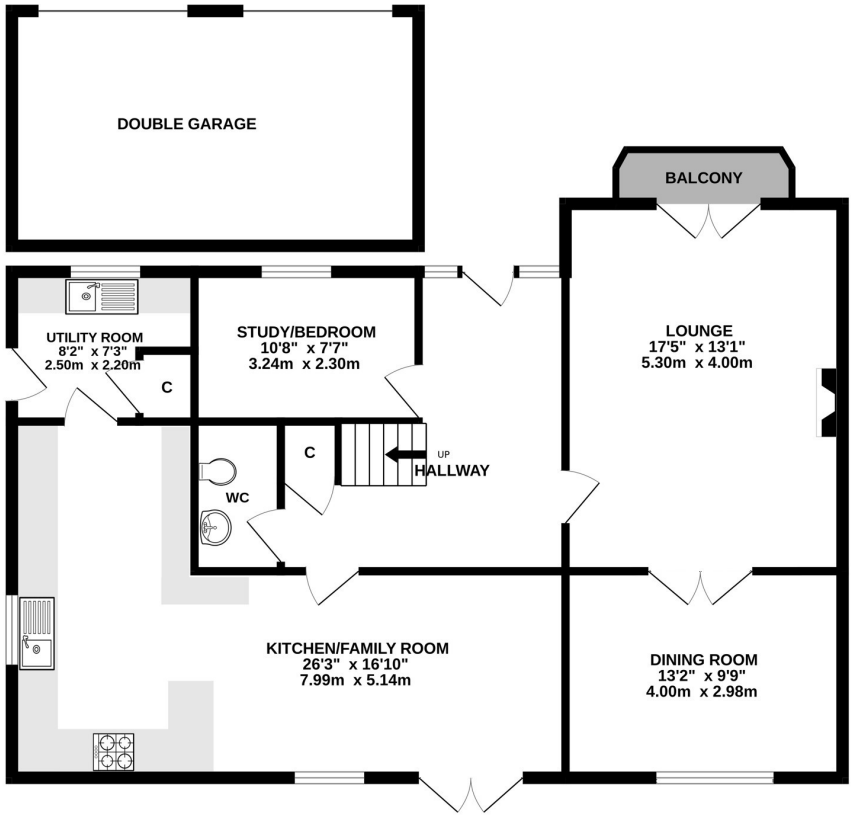
Area

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. 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.

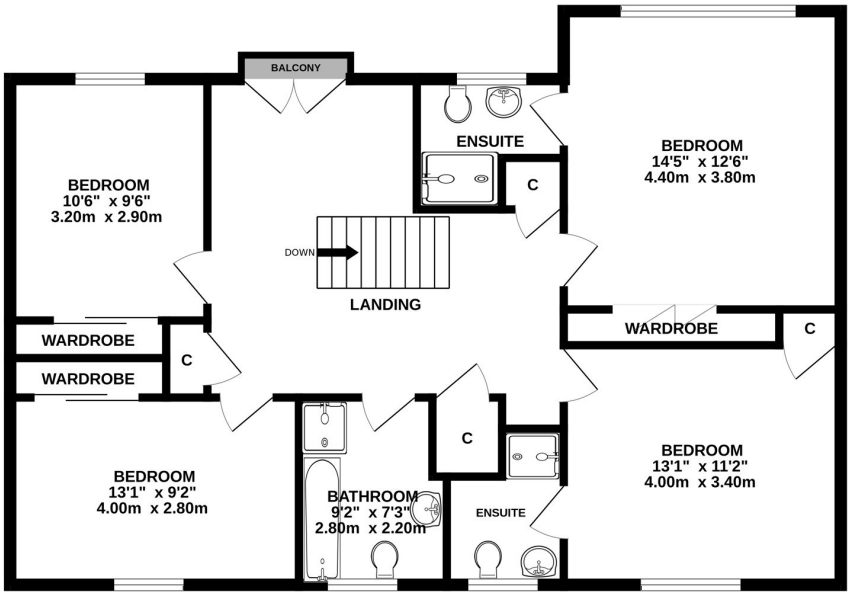
Viewing

By appointment through Lindsays on 01382 802050

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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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.