

10 Binsted Avenue,
Dundee, DD3 8PZ







Delightful three-bedroom semi-detached house in a sought-after location perfect for the growing family

3 Bed | 2 Bath | 2 Reception

This impressive semi-detached villa offers spacious and versatile family accommodation across two levels and is presented in excellent move-in condition. Situated in a sought-after residential area to the north of Dundee city centre, the property is within walking distance of Fairmuir Park and enjoys convenient access to excellent public transport links, schools, shopping facilities, leisure amenities and commuter routes.

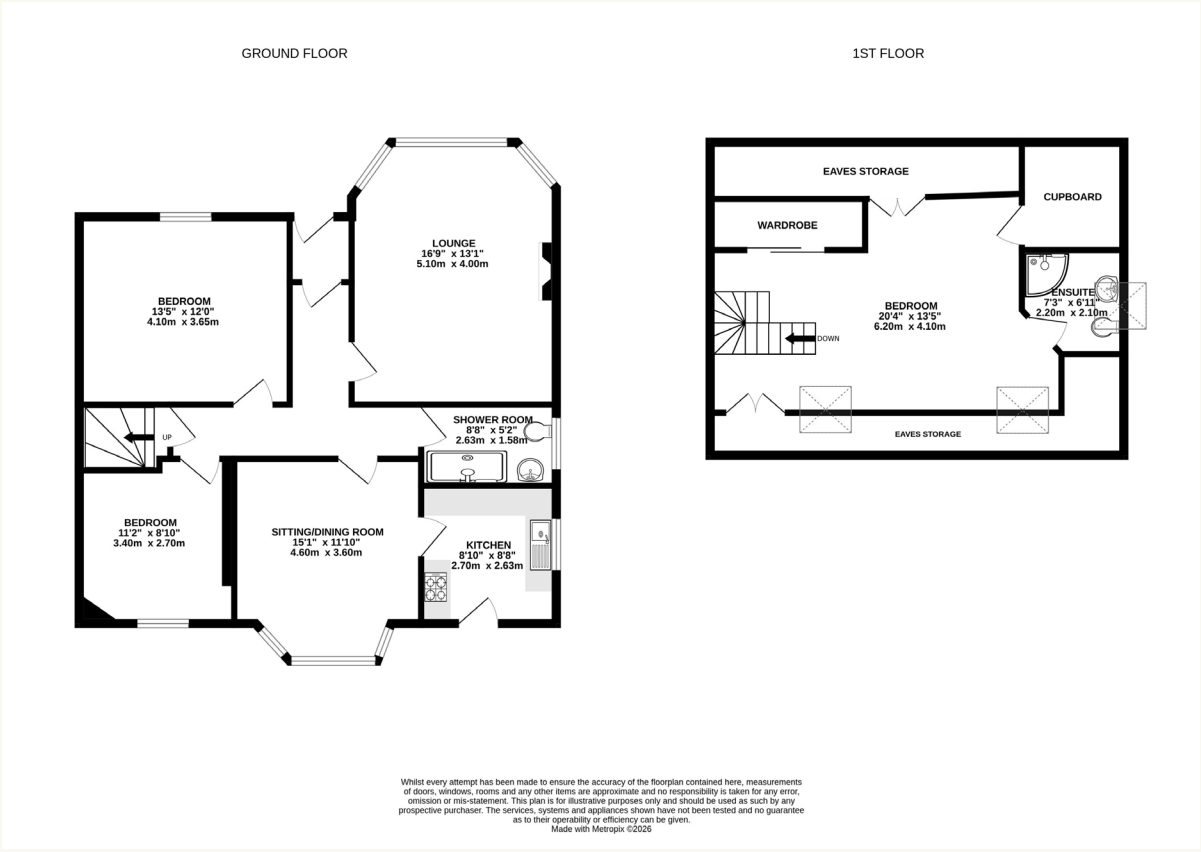
The accommodation opens with a welcoming entrance vestibule leading to a bright reception hallway. To the front of the property, a charming bay-windowed lounge provides an attractive focal point, complemented by a feature fireplace and an abundance of natural light. To the rear, the family room offers a flexible living and dining space, ideal for everyday family life and entertaining guests. The fitted kitchen is well-equipped with a range of wall and base units, integrated hob, oven and extractor hood, together with space for a washing machine and fridge-freezer. The ground floor further benefits from two generously sized bedrooms and a contemporary shower room. Upstairs, the spacious attic bedroom enjoys the added luxury of an en-suite shower room, creating an ideal private retreat. Externally, the property is surrounded by attractive gardens to both the front and rear. The sunny south-facing rear garden has been thoughtfully landscaped with a lawn, paved patio area, decorative chipped stone and mature shrub and tree borders, providing a wonderful setting for outdoor relaxation and entertaining. To the front, a well-maintained lawn and driveway offer ample off-street parking and lead to a detached garage. Additional features include gas central heating, double glazing, fitted floor coverings throughout and the included integrated kitchen appliances.

Offering generous living space, attractive gardens and an exceptionally convenient location, this substantial family home represents an excellent opportunity for a wide range of purchasers. Early viewing is highly recommended to fully appreciate the quality, character and lifestyle on offer.

Features

- Entrance vestibule
- Reception hall
- Lounge
- Family room
- Kitchen
- 3 bedrooms (1 x en-suite)
- Shower room
- Gas central heating
- Double glazing
- Gardens & Garage
- EPC Rating D

Offers Over £230,000









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

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