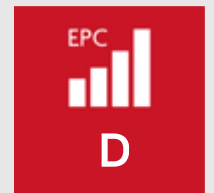
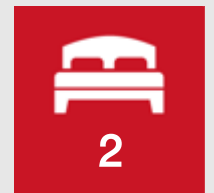




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8 Lyndhurst Terrace, Dundee  
DD2 3HP







## Summary

Detached villa, located within a highly sought-after residential area, which comprises: welcoming entrance hallway, bright and spacious lounge with bay window, kitchen, conservatory, shower room with three-piece suite and two well-proportioned bedrooms. The property further benefits from gas central heating and double glazing. Externally, the home enjoys well-maintained gardens to the front and rear, together with a generous driveway and detached garage providing ample off-street parking.

## Features

- Detached Villa
- Popular Location
- Bright Lounge
- Kitchen
- 2 Bedrooms
- Shower Room
- Conservatory
- GCH; DG; EPC - D
- Garage & Driveway
- Private front and rear gardens

## Room Measurements

Lounge: 17'1 x 13'5 (5.21m x 4.10m)  
 Kitchen: 10'6 x 9'10 (3.20m x 3.00m)  
 Conservatory: 12'6 x 11'6 (3.80m x 3.51m)  
 Bedroom: 12'10 x 10'6 (3.90m x 3.20m)  
 Bedroom: 11'6 x 10'6 (3.51m x 3.20m)  
 Shower Room: 7'7 x 6'1 (2.30m x 1.85m)

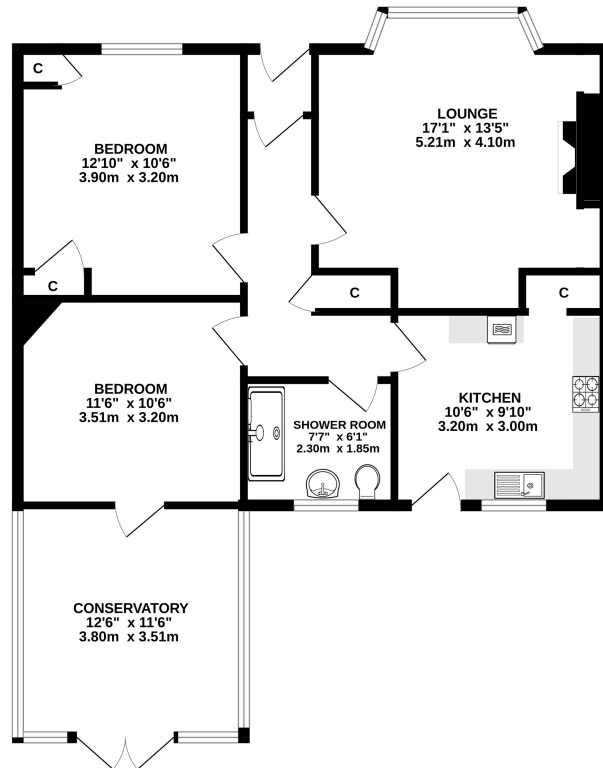






# Floorplan

GROUND 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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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