

22 Hyndford Street, Dundee DD2 1HX

Five-Bedroom Detached Villa with Garage and Mature Garden Grounds

- Entrance Porch and Hallway
- Spacious Living Room & separate dining room
- Modern Fitted Kitchen
- Ground Floor Study / Fifth Bedroom
- Ground Floor WC
- Four Further Bedrooms on the First Floor
- Family Bathroom & Separate Shower Room
- Detached Garage
- Generous Mature Gardens and Driveway
- Partial Views Towards the River Tay

Location

Situated approximately 1.5 miles west of Dundee City Centre, the property occupies a prominent corner position on the west side of Hyndford Street at its junction with Rockfield Crescent. The property enjoys partial views southwards towards the River Tay and benefits from easy access to a wide range of local amenities including shops, schools, leisure facilities and transport links. The surrounding area is a well-established mixed private residential neighbourhood and remains a popular location for families and professionals alike.

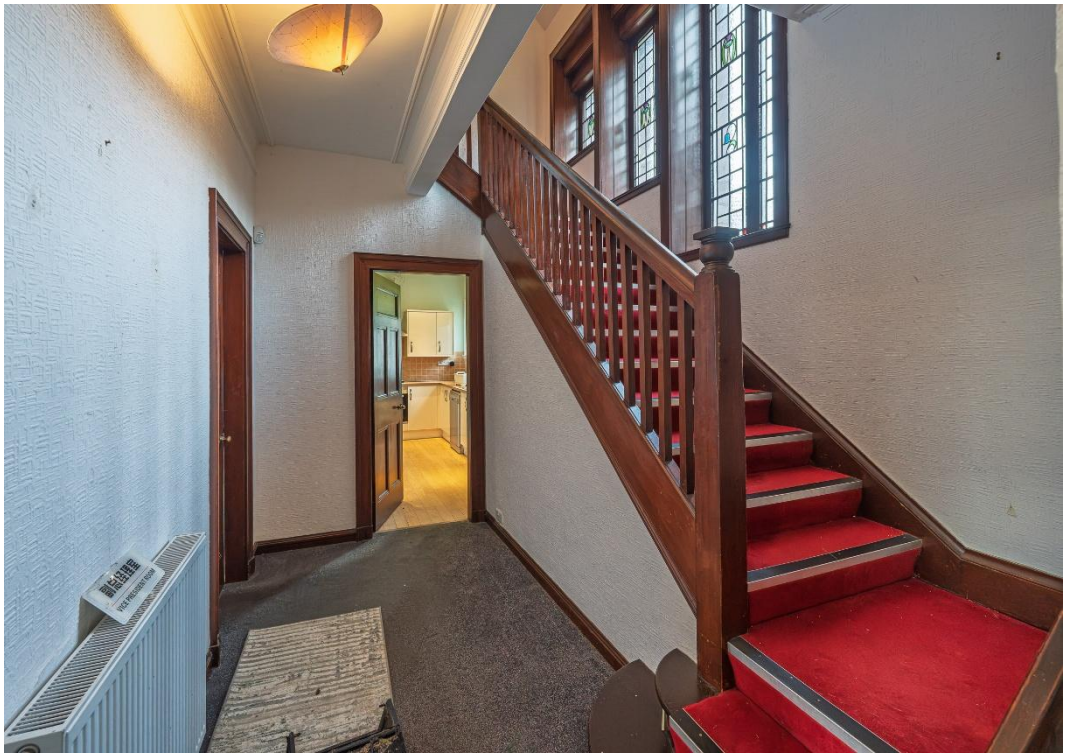
Viewing Arrangements

By appointment with The Church of Scotland Law Department.
Please email properties@churchofscotland.org.uk















Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.

The Church of Scotland
Law Department

121 George Street
Edinburgh
EH2 4YN
Telephone: 0131 240 2263
Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct, they are not warranted on the part of the sellers and prospective purchasers will need to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC014574







TOTAL: 182 m2

1st floor: 93 m2, 2nd floor: 89 m2

EXCLUDED AREAS: UNDEFINED: 2 m2, GARAGE: 10 m2, PORCH: 2 m2,
OPEN TO BELOW: 1 m2, WALLS: 14 m2

This Floor Plan Is For Illustrative Purposes Only. Measurements Provided Are Reliable But May Not Be Accurate. Verify Independently.

SPEOUL PHOTOGRAPHY