



RSB / lindsays

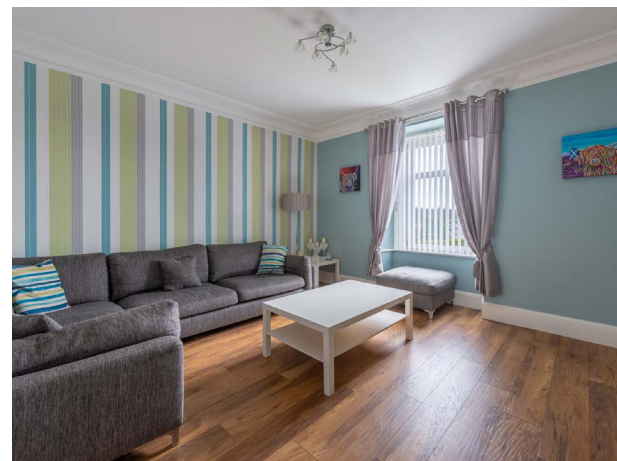
5 Post Box Road
Birkhill, DD2 5PX

"A deceptively spacious upper floor and attic apartment in popular Birkhill"

- Hallway
- Lounge
- Dining Kitchen
- 4 Double Bedrooms
- Shower Room
- Bathroom
- Gas Central Heating
- Mainly Double Glazed
- Garage
- Private Garden
- Shared Drying Green

EPC Rating: D

OFFERS OVER: £150,000



Description

A rare opportunity to purchase this deceptively spacious upper floor apartment which has been extended to provide spacious and adaptable accommodation over two levels. The property is in move in condition throughout and practical benefits include gas central heating and double glazing with the exception of the stairwell window. Included in the sale are the carpets, floorcoverings and blinds where fitted along with the integrated oven, hob or dishwasher in the kitchen.

The accommodation on the first floor comprises a generous lounge, dining kitchen with ample room for a table and chairs, two bedrooms with one being used as a dining room and the family bathroom with shower over the bath. On the upper level there are two double bedrooms both benefitting from fitted wardrobes and a shower room.

Externally there is a large shared drying area and a private garden pertaining to this property. There is a garage for one vehicle and parking is available on Post Box Road.

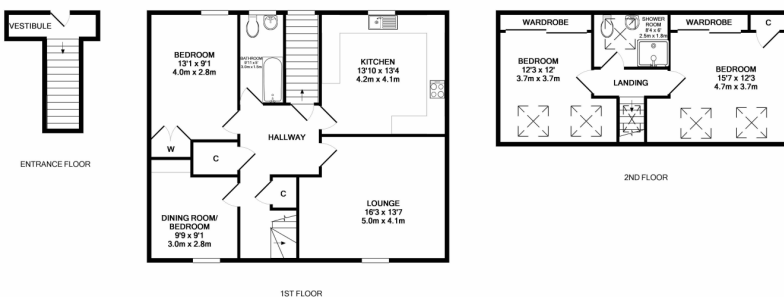
This is an excellent property for a variety of clients and we strongly recommend viewing.

Area

Birkhill is a popular village location which lies to the north west of the city of Dundee. It offers excellent primary schooling and local village Inn along with a number of other local amenities. It lies in close proximity to Camperdown Park and Downfield Golf Club and is just minutes from the main A90 arterial route providing easy access both north and south to Perth, Edinburgh and Glasgow.

Viewing

By appointment through RSB Lindsays on 01382 802050



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, surfaces, floors 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 windows, fixtures and appliances shown here are not to be taken and no guarantee as to their operability or efficiency can be given. Issue with Reference: 000000

T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with RSB 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.