



**lindsays**

1 Dronley Avenue  
Muirhead, DD2 5QY

*"A spacious detached bungalow in a quiet corner of the popular village of Muirhead"*

- Vestibule & Hallway
- Lounge
- Dining Room
- Kitchen
- Utility Room
- 3 Double Bedrooms
- Shower Room
- Bathroom
- Double Glazing
- Oil Central Heating
- Garage & Driveway
- Gardens

EPC Rating E

**FIXED PRICE £255,000**



## Description

Situated in a quiet corner in the popular village of Muirhead this attractive detached bungalow will be an ideal family home. Boasting lovely views from the generous lounge over to the Sidlaw Hills this home provides spacious living accommodation all on the one level and can be modernised to suit the buyers requirements.

Practical benefits include double glazing and oil fired central heating and included in the sale are all carpets, floorcoverings and blinds where fitted along with the white goods in the kitchen and utility room.

The living accommodation comprises a bright lounge with picture window looking out to the open countryside, dining room, kitchen with ample floor and wall units and useful utility room. There are three double bedrooms with two benefitting from fitted wardrobes, a modern shower room with walk in shower and the family bathroom.

Externally at the front of the property lies a good sized driveway with ample space for multiple vehicles and leads to a single garage. There are easily maintained gardens surrounding the property laid mainly with stones and mature plants and shrubs.

We recommend viewing to fully appreciate the accommodation on offer.

## Area

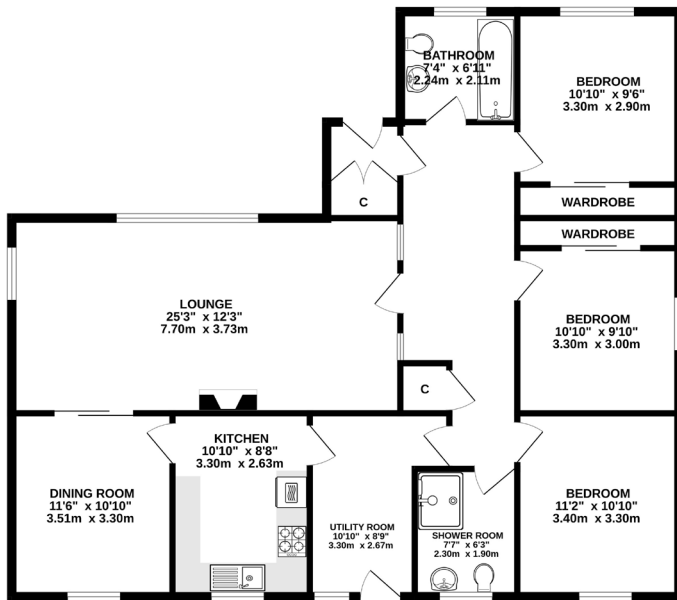
Muirhead and Birkhill are much sought after villages which lie to the north west of the city of Dundee in the county of Angus. They offer excellent primary schooling and the famous "Birkhill" Inn which is ideal for family dining along with other local amenities. The High School catchment area is Monifieth High with its great reputation. Just minutes from Camperdown Park, Templeton Woods, Downfield Golf Club and the Kingsway Retail Park all the facilities a family can wish for, are right on the doorstep. The main A90 dual Carriageway lies a few minutes away providing excellent access to both Edinburgh and Aberdeen.

## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of these, windows, doors 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 contents, fixtures and appliances shown here have not been tested and no warranties as to their operability or efficiency can be given. Made with MetrePlan 12/2012

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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.