



**Alan E Masterton**

SOLICITORS & ESTATE AGENT

***[www.legaleagles.tv](http://www.legaleagles.tv)***

Woodberry, Littleton Road, Longforgan, Dundee, DD2 5HU

3 Bedroomed Detached Bungalow

***Over £10K below HRV***

***HRV £360,000***

***Fixed Price £349,950***







# Woodberry, Littleton Road, Longforgan, Dundee, DD2 5HU

Situated within a beautiful semi-rural setting, Woodberry sits at the end of a quiet road between open farmland and Huntly woods. This well presented family home offers spacious, bright accommodation with an open outlook over fields giving a tranquil backdrop, yet it's only a few minutes drive to join the A90 for a short commute to Dundee or Perth. Located on a large plot, this property also benefits from an office cabin and external storage with power so could make an ideal purchase for buyers looking to run a business from home.

Within the home you will be welcomed through a bright entrance with skylight, lounge with feature fireplace and large, south facing window creating a picturesque view of the onlooking fields, right across to the Tay and beyond. The large kitchen benefits from integrated appliances as well as space for a dining table and chairs. The kitchen leads onto a dining room with patio doors leading out to the front of the home giving panoramic views of the garden and surrounding fields. This property also benefits from a utility room, family bathroom with bath and large walk-in shower and 3 double bedrooms, one with ensuite.

This property will attract a wide range of buyers looking to invest in a home of quality and space, early viewing is therefore highly recommended.

Property benefits from LPG central heating and double glazing and is sold with all fitted floor coverings and blinds where fitted.









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## **Entrance Hall:**

The bright and welcoming entrance hall is accessed through a composite door from the front of the property. This inviting hall is flooded by natural light from a skylight and is laid with high quality laminate flooring throughout.

## **Lounge:** **5.4m x 4.8m:**

An extremely spacious and well-proportioned room, the room enjoys the feeling of space and is flooded with natural light from its large window giving panoramic views across open farmland, right across to the Tay and beyond. Feature fireplace also gives a focal point to this family room, providing a comfortable atmosphere in which to relax.

## **Kitchen:** **4.9m x 3.6m:**

The large kitchen and dining area is the hub of this family home with south facing window providing a panoramic view across the garden and countryside. Ample storage space provided by a good range of floor standing and wall storage units with complimentary worktops and tiled splashback. Appliances include an under counter oven with 4 burner gas hob and over head extraction, integrated dishwasher, fridge and freezer. The Kitchen has ample space for a dining table and chairs as well as opening up into an additional dining room with patio door providing an excellent family space.

## **Utility:** **2.05m x 1.7m:**

A great addition to this family home with storage cupboard, wall units and space for washing machine and tumble dryer.

## **Dining Room:** **4.2m x 3m:**

Opening up from the kitchen this versatile room benefits from patio doors leading out into the front garden overlooking the countryside, making it an excellent spot for outdoor dining and entertainment in the warmer months.

## **Family Bathroom:** **3.45m x 2.15m:**

A modern family bathroom comprising of a bath, double wash hand basin within a vanity unit providing excellent additional storage, w.c. bidet and large walk in shower cubicle with rainfall shower head within.

## **Bedroom 1:** **4.1m x 3.2m:**

Extremely spacious double bedroom with window overlooking the side of the home. Ample storage space provided by fully built-in wardrobes with vanity.

## **Bedroom 2:** **3.7m x 3.1m:**

Another bright and spacious room with built in wardrobe, large window overlooking the woodland at the rear of the home,

## **Bedroom 3:** **3.7m x 3.1m:**

A double bedroom with built in wardrobe that benefits from a modern ensuite.

## **Ensuite:** **1.7m x 1.6m:**

A luxury ensuite finished off to a high standard comprising of a shower cubicle with electric shower within, w.c and wash hand basin within a vanity unit. Finished with modern wetwall and chrome heated towel rail.

## **Garden Areas:**

Woodberry sits on a large plot with attractive, low maintenance garden areas to the front, back and side of the property. To the front of the property is a large driveway that leads to a raised garden area ideal for relaxing in the warmer month. At the front of the home is also a garden area laid to lawn. To the side of the home is a large chipped area which benefits from outdoor storage with electric. To the rear of the property is an area with additional outdoor storage that then overlooks Huntly wood which is managed by the woodland trust. The front outlook is farmland with views that stretch over to the Tay and beyond.























***Directions:***

Travelling on the A90 from Dundee to Perth take the exit towards Longforgan then at the roundabout take the 4th exit. Take the second exit at the next roundabout and continue before taking the second right onto Littleton Road. Woodberry is the last bungalow in the row of houses with one of our bright for sale boards positioned in the garden to assist you with locating.

***Home Report:***

Please visit our own website at [www.legaleageles.tv](http://www.legaleageles.tv) then select this property then select the "Home Report" button and the Home Report will display within 5 seconds.

***Council Tax Band: E***

(Perth & Kinross Council March 2024).

***EPC Band:***

C

***Viewings:***

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: [viewingstobook@gmail.com](mailto:viewingstobook@gmail.com) (viewings must be arranged at least 24 hours before your requested viewing date/time)





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**Note:**

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.