



lindsays

18 Newtyle Road
Muirhead, DD2 5QP

"An attractive three bedroom detached bungalow in the popular village of Muirhead"

- Vestibule & Hallway
- Lounge/Dining Room
- Dining Kitchen
- Master Bedroom with En Suite Shower Room
- 2 Further Double Bedrooms
- Family Bathroom
- Utility Room
- Double Glazing
- Gas Central Heating
- Driveway
- Front & Rear Gardens

EPC Rating D

OFFERS OVER £300,000



Description

A rare opportunity to purchase a three bedroom detached bungalow which is located in a prime position in the much sought after village of Muirhead.

In move in condition throughout this lovely home offers comfortable accommodation over one level and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated dishwasher in the kitchen and Range Oven.

The accommodation comprises a generous lounge/dining room which features a cosy log burner and French doors to the raised decking area. There is a modern dining kitchen which also provides access to the rear garden and decked space. The delightful master bedroom benefits from fitted wardrobes and a contemporary en suite shower room. There are two further double bedrooms and the stylish family bathroom with shower cubicle. A useful utility room can be found under the property.

Externally there is a spacious mono-bloc driveway providing off street parking for multiple vehicles. The front garden is shielded from the road and laid with lawn and pretty borders of plants and shrubs. The rear garden boasts lovely views over to the Sidlaw hills and beyond and has a summerhouse and shed also included in the sale.

Given the location this home will be popular and we recommend early viewing.

Area

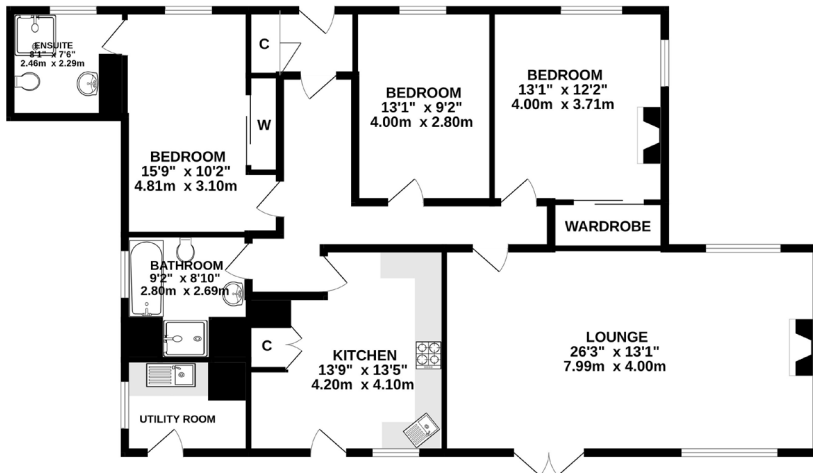
Muirhead & Birkhill are much sought after villages which lie to the north west of the city of Dundee in the county of Angus. They offer excellent primary schooling and the famous "Birkhill" Inn which is ideal for family dining along with other local amenities. The High School catchment area is Monifieth 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



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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.