



ROSS STRACHAN & CO
Solicitors & Estate Agents



*23B North Street, Newtyle, PH12 8TU
Offers over - £105,000
2 Bedroom Semi Detached Bungalow*

"Bringing people and property together"

2 India Buildings, 86 Bell Street, Dundee DD1 1JQ
Tel: 01382 201010 Fax: 01382 202368 WEB: www.ross-strachan.co.uk DX: DD151





The Property

This delightful modern bungalow is located in the pretty village of Newtyle, around 11 miles from Dundee and 7 miles from Coupar Angus. With a selection of local amenities, including shops, a primary school, public house and a bus service. Newtyle retains a lovely village feel but is easily accessible to Dundee, Angus and Perthshire.

The property is set back from North Street and is positioned in such a manner as to offer a quiet outlook, with no passing pedestrian or vehicular traffic.

The bungalow itself offers spacious accommodation for couples or those considering downsizing, with a large lounge, double bedroom, smaller bedroom, shower room, kitchen and ample storage.

The gardens are mostly laid to gravel and it would appear that much care has been taken with the shrubs and plants in the front gardens. The rear gardens are again laid mostly to gravel and additionally have a garden shed and a large drying area with clothes poles.

The property would be considered as requiring decorative upgrading but does come with an operational electric heating system, double glazed windows, UPVC doors, fully fitted modern kitchen with an electric hob and oven, and a modern shower room.







Accommodation

Lounge, Kitchen, 2 Bedrooms, Shower Room, Storage room

Traditional Hall – with access to all rooms and a storage space

Lounge – 16'5" x 10'9" – dual windows overlooking front gardens

Bedroom – 11'4" x 10'9" – with fitted wardrobes

Bedroom – 8'3" x 8'2" – overlooking rear gardens

Shower Room – 6'7" x 6'2" – 3 piece white suite with corner shower unit

Kitchen – 9'11" x 8'2" – with electric hob and oven, door to rear gardens and fold down table

Store Room – 6'7" x 6'5" – shelved storage cupboard

External

A paved pathway leads from North Street to the property. North Street offers ample on street parking for vehicles.

The gardens to the front of the home have a private pathway leading to the front door, with the garden laid mostly to gravel but with attractive and easily maintained shrubs and plants. There is access to the rear of the house from an area of garden to the side of the property or alternatively via the kitchen. The rear gardens are again laid mostly to gravel, with a drying area and garden shed.

White goods and movable brown goods may be available by separate negotiation.

Curtains and floor coverings included in sale.

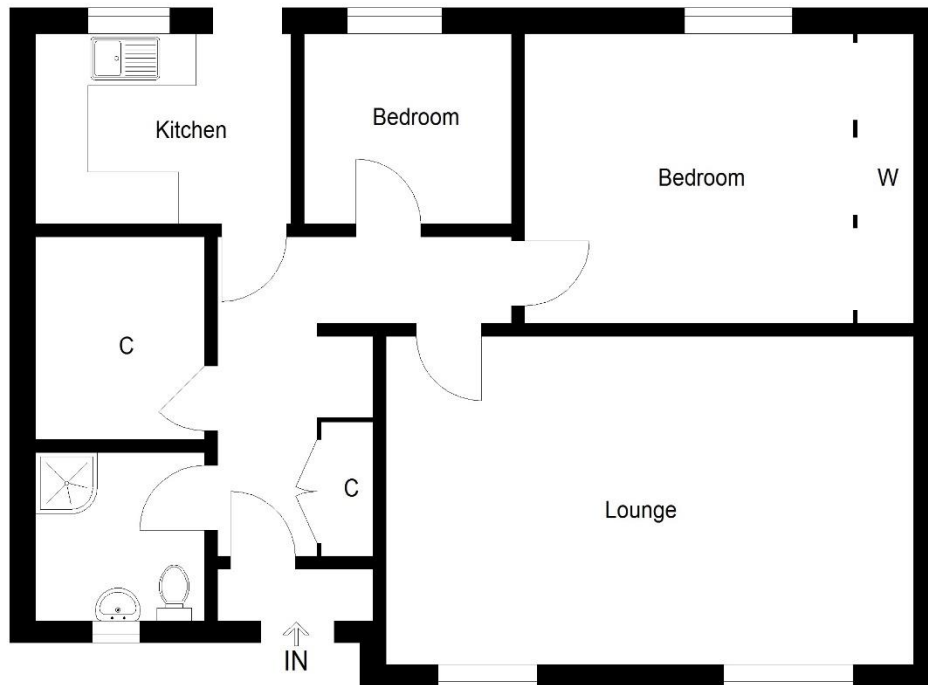


Illustration For Identification Purposes Only. Not To Scale (ID1058035 / Ref: 87391)



HOME REPORT: is available on request or through TSPC

VIEWING

Please contact:
Property
Department
86 Bell Street,
Dundee

Email:

property@ross-strachan.co.uk

Tel: 01382
201010

EXTRAS

Certain extras may be available by separate negotiations.