



lindsays

188 Coupar Angus Road,
Birkhill, Dundee, DD2 5QE

"A spacious detached bungalow in the popular village of Birkhill"

- Vestibule & Hallway
- Lounge
- Kitchen/Dining Room
- 3 Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Double Garage & Driveway
- Gardens

EPC Rating 'D'

OFFERS OVER £260,000



Description

Situated in the popular village of Birkhill this attractive detached bungalow will make an ideal family home. Boasting spacious living accommodation all on the one level, tastefully decorated throughout the property will appeal to a wide variety of buyers. Practical benefits include double glazing and gas central heating and included in the sale are all carpets, floorcoverings and blinds where fitted, along with the integrated kitchen appliances.

The living accommodation comprises a bright, well-proportioned lounge with windows to the front and side, generous sized kitchen, three bedrooms and a shower room with walk in shower. Outside at the front of the property a good-sized driveway provides ample space for multiple vehicles leading to the double garage. The rear garden has areas of paved patio, lawn and faux lawn.

We highly recommend viewing to fully appreciate the accommodation on offer. For any viewings after 5.00pm and at weekends please call 07740371954.

Area

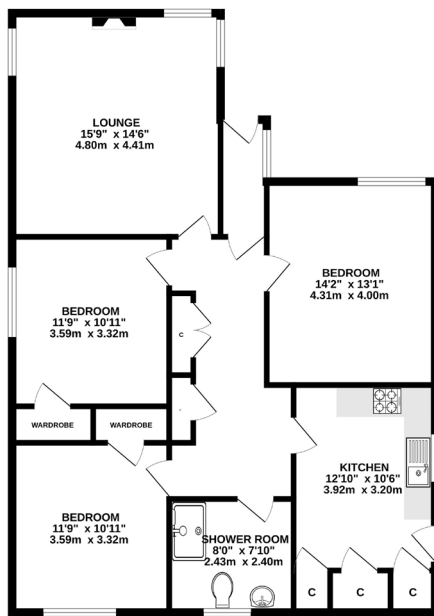
Muirhead and Birkhill are much sought after villages which lie to the north-west of the city of Dundee in the county of Angus. They offer excellent primary schooling and the famous "Birkhill" Inn which is ideal for family dining along with other local amenities. The High School catchment area is Monifieth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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, systems and appliances shown have not been tested and no guarantee, as to their availability or otherwise, 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.