



**lindsays**

16 Osprey View, Piperdam  
Fowlis, DD2 5LZ



## Description

An exceptional executive family home located in the prestigious Piperdam development adjacent to the Leisure Resort and Golf Course whilst lying just minutes from the outskirts of Dundee City and Ninewells Hospital. Originally built by luxury developer Kirkwood Homes this "Sandringham" style villa offers generous and adaptable accommodation over two levels. Entering the home through the vestibule you will be immediately impressed by the elegant hallway with excellent storage closets. Moving to the left you will find the delightful lounge flooded with natural light through the two picture windows and featuring a comfortable fireplace. Doors from the lounge take you through to the formal dining room which can also be accessed from the kitchen. The hub of the home is the open plan kitchen/dining/living space which then leads to a fabulous sun room. Completing the ground floor is a cloakroom / WC and a spacious utility room which has an integral door to the garage.

Moving to the upper floor the superb master bedroom boasts a wall of fitted wardrobes, en suite shower room and separate sauna. There are three further double bedrooms all benefitting from fitted wardrobes, single room used as a home office and the luxurious family bathroom which includes both a shower cubicle and corner bath.

Practical benefits include triple glazing, oil central heating with recently replaced boiler, central vacuum system, electric vehicle charging point and solar panels. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated double oven, hob, dishwasher and American Style Fridge Freezer. Other items of furniture may be included by separate negotiation.

The home is accessed along a quiet lane and the driveway provides ample parking for multiple vehicles and leads to the integrated double garage which benefits from electric doors and an electric vehicle charging point. Surrounding the villa are beautiful, well maintained garden grounds which are laid mainly with lawn and borders of mature plants and shrubs. The secluded main garden lies at the rear and boasts a lovely paved patio with stunning stone dyke wall, raised lawn with pretty flower beds, summerhouse with power along with two sheds with the lower also having power and light.

This superb family home and grounds can only be fully appreciated by viewing which is highly recommended.

- Vestibule & Hallway
- Lounge
- Dining Room
- Sun Room
- Kitchen/Dining/Living Room
- Utility Room
- Cloakroom/WC
- Master Bedroom with En Suite Shower Room & Sauna
- 4 Further Bedrooms
- Family Bathroom
- Double Garage & Driveway
- Triple Glazing & Oil Heating
- Solar Panels
- Beautiful Gardens

EPC Rating C

**OFFERS OVER £440,000**



*"A deceptively spacious five bedroom detached villa in pristine condition throughout"*





## Area

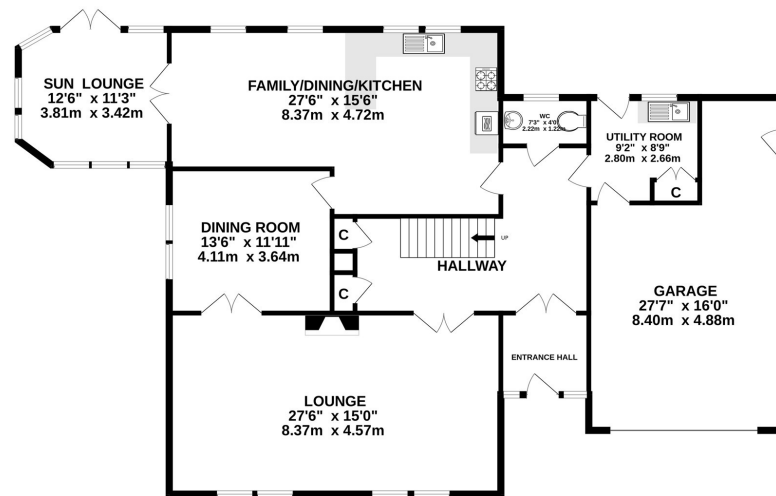
Piperdam is a charming village situated to the west of Dundee. Ideal for those who enjoy outdoor pursuits, Piperdam offers an array of walking, hiking and cycling routes as well as a well-maintained 18 and 9-hole golf course while Camperdown Country Park and Wildlife Centre is only a short drive away. Although enjoying a picturesque rural setting, local amenities are located in the network of villages around Piperdam, including Fowls, Muirhead, and Liff. Piperdam is also within easy reach of Dundee which offers a wider array of amenities, including supermarkets, excellent rail services and the recently redeveloped waterfront with the world-famous V&A Museum. The city of Perth is also within 30 minutes of the village, making it an excellent location for commuters. Primary schooling is available in the nearby village of Birkhill while the property falls under the catchment for the well-regarded secondary school Monifieth, both of which have a school bus service provided with local pick up. Independent schooling is available at The High School of Dundee.

## Viewing

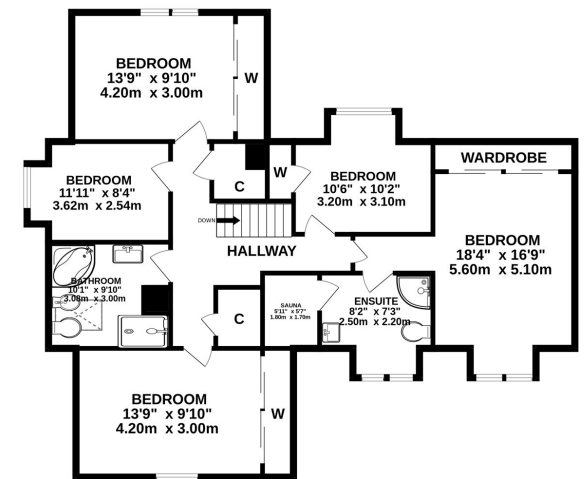
By appointment through Lindsays on 01382 802050



GROUND FLOOR



1ST 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, systems 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.