



**lindsays**

5 Pitairlie Road,  
Newbigging, DD5 3RH

*"A well presented and spacious detached bungalow in move in condition throughout"*

- Vestibule & Hallway
- Lounge/Dining Room
- Dining Kitchen
- Utility Room
- Master Bedroom with En Suite Wet Room
- 2 Further Double Bedrooms
- Family Bathroom
- Double Glazing & Oil Fired Central Heating
- Garage & Driveway
- Gardens

EPC Rating C

**OFFERS OVER £290,000**





## Description

Set in the popular village of Newbigging this deceptively spacious three bedroom detached bungalow offers the perfect space for a family or those downsizing in later life. This lovely home is in move in condition throughout and practical benefits include double glazing, oil fired central heating and a security alarm. ( Please note 3 radiators are not working). Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated induction hob, oven, microwave, dishwasher and freestanding American style fridge freezer, washing machine and dryer. Other items of furniture may be included by separate negotiation.

The accommodation which is all on the one level comprises a delightful lounge/ dining room featuring a lovely bay with French doors to the rear garden, dining kitchen with ample room for a table and chairs, shaker style units and bespoke island, useful utility room, master bedroom with fitted wardrobes and a modern en suite wet room, two further double bedrooms both benefitting from fitted wardrobes and the family bathroom with shower over the bath.

Arriving at the property you will find a driveway providing off street parking and leading to a single garage which is accessed via an electric door and a rear door access. The main garden lies at the rear and being west facing benefits from sun throughout the afternoon and evening. It is well laid out with an attractive patio and lawn surrounded by mature plants and shrubs.

This beautiful bungalow can only be fully appreciated by viewing which is highly recommended.

## Area

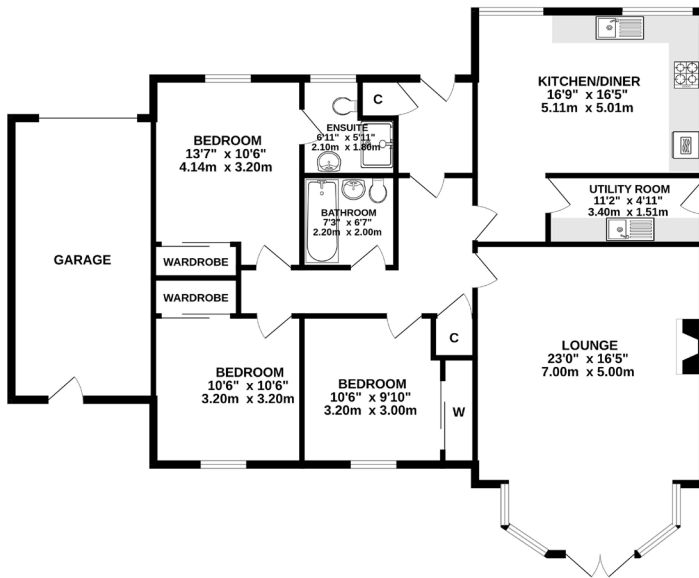
The village of Newbigging lies just a few miles from Monifieth, Dundee, Broughty Ferry and Carnoustie where excellent schooling, all major amenities and transport links can be found along with renowned golf courses and the bustling high street of Broughty Ferry. Newbigging itself boasts a local primary school. Lovely country walks can be found locally at Monikie Country Park.

## Viewing

By appointment through Lindsays on 01382 802



GROUND FLOOR



While every effort 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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their quality or efficiency can be given. Made with Metropix ©2021

T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

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.