

Offers Over £125,000

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13 Quarry Road, Muirhead, DD2 5QG





- Semi Detached Bungalow
- Popular Village Location
- Living Room
- Kitchen
- Double Bedroom
- Bathroom
- Gas Central Heating
- Double Glazing
- Gardens

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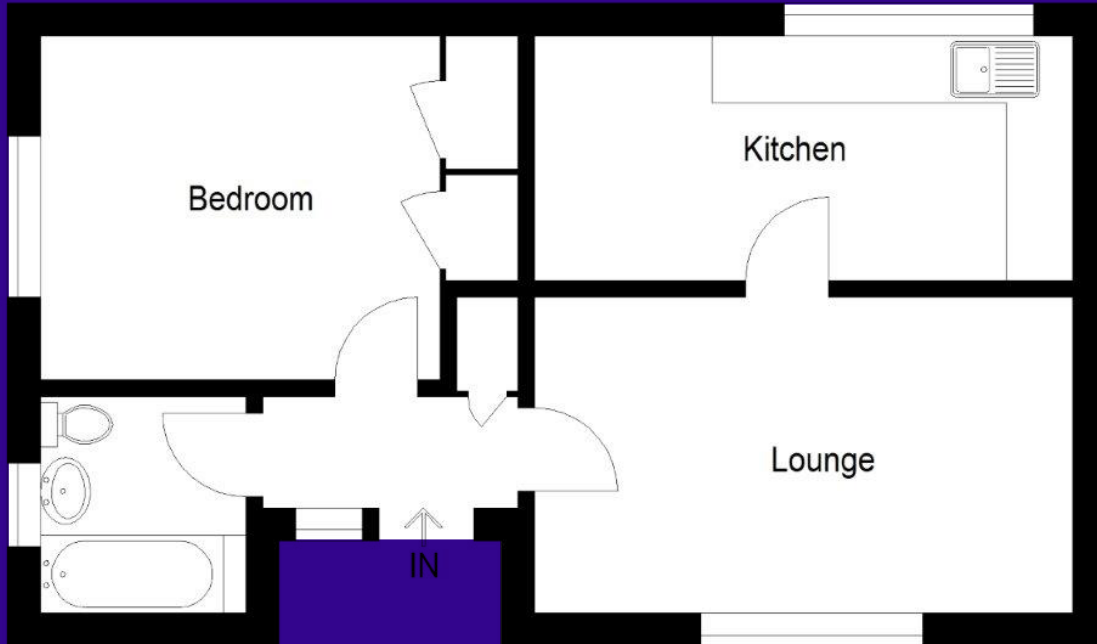


This is an attractive semi detached bungalow affording comfortable and easily managed accommodation all on one level. The property is pleasantly situated within a popular residential area lying within the attractive village of Muirhead and Birkhill.

The subjects are presented in fresh decorative order with further benefits including a recently installed kitchen. The accommodation comprises: hallway with hatch to the loft space, spacious living room, well equipped fitted kitchen, double bedroom and bathroom. The kitchen is equipped with wall and floor storage units and there is plumbing for a washing machine. The bathroom lies off the hallway and has a three-piece coloured suite with instant shower, extensive tiling and splash screen. The lounge is well proportioned and features a log burner. Gas fired central heating is installed backed up by double glazing.







Ground Floor

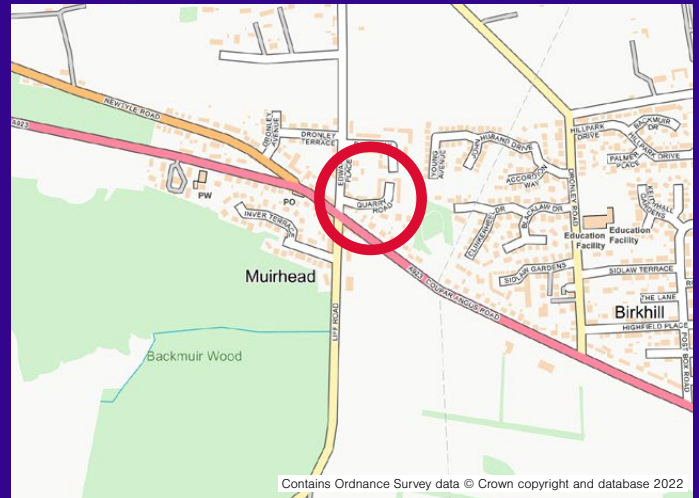
## Accommodation (measurements are approx)

Living Room	3.23m x 4.84m	(10'7" x 15'11")
Kitchen	4.73m x 1.95m	(15'6" x 6'5")
Bedroom	3.10m x 3.71m	(10'2" x 12'2")
Bathroom	1.92m x 2.15m	(6'4" x 7'1")

Externally and to the front of the property there is an easily managed area of gravel garden ground and to the rear there is a shared drying green. Timber shed to be included.

Viewing is highly recommended to appreciate this attractive and easily managed home.

The small village of Muirhead is popular with commuters into Dundee as it lies only a few miles northwest of the city. The village along with Birkhill benefits from a primary school and local village inn.



## Aberdeen

6 Bon Accord  
Square, Aberdeen  
AB11 6XU

Tel: 01224 452750

## Dundee

30 & 34 Reform Street  
Dundee  
DD1 1RJ

Tel: 01382 342222

DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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