



lindsays

1 The Lane, Post Box Road
Birkhill, DD2 5PN



Description

A rare opportunity to purchase a deceptively spacious, architect designed detached bungalow set within generous garden grounds in the heart of the sought after village of Birkhill. This beautiful home which was built by the current owners is in excellent condition throughout with practical benefits including double glazing, gas central heating, solar therm panels providing around £2000 per annum income and partial underfloor heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated double oven, hob, fridge and freestanding dishwasher in the kitchen.

The accommodation is entered through the vestibule which offers great space as a cloakroom into the charming main lounge where you will find a wood burning stove and doors to the raised patio. Leading from the lounge lies a formal dining room with feature fireplace and access to the sun room and kitchen. An extension has been added at the rear of the building and this comprises a fabulous open plan contemporary kitchen with island and breakfast bar, dining space and family living area leading to a sun/garden room with bi fold doors taking you to the raised patio. This room has underfloor heating throughout. There is a large utility room with useful clothes pulley and door to the rear courtyard.

An inner hallway leads to the sleeping space with the generous master bedroom boasting excellent fitted double wardrobes with mirror doors and a luxury bathroom offering both a bath and shower with underfloor heating. There are two further double bedrooms and the contemporary family shower room also with underfloor heating. The attic is accessed via a Ramsay ladder.

Moving to the outdoor space the home is accessed through electric gates to the monobloc driveway providing ample parking for multiple vehicles and the double garage also benefitting from electric doors. There is a secluded monobloc rear courtyard and drying green laid with astroturf with the main garden lying at the front of the bungalow, laid mainly with lawn, a decking area and superb raised patio.

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

- Lounge
- Dining Room
- Open Plan Dining/Kitchen/Family Room
- Sun/Garden Room
- Large Utility Room
- Master Bedroom with En Suite Bathroom
- 2 Further Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Solar Panels
- Double Garage
- Driveway with Electric Gates
- Private Gardens

EPC Rating B

OFFERS OVER £400,000



"A deceptively spacious, extended architect designed detached bungalow in generous garden grounds"



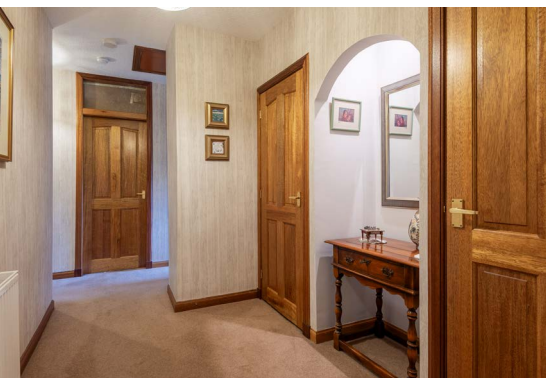


Area

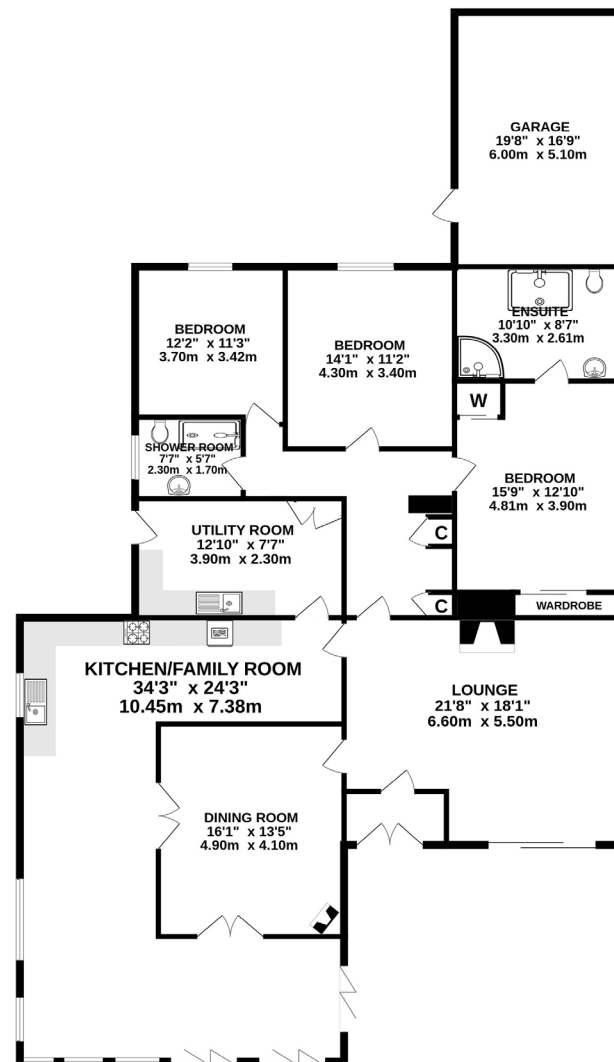
Birkhill is a much sought after village which lies to the north west of the city of Dundee in the county of Angus. It offers excellent primary schooling and the famous "Birkhill" Inn which is ideal for family dining along with other local amenities. The High School catchment area is Monifieth High with 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. There is also a good bus service. 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



GROUND 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.