



**lindsays**

4 Blairfield Terrace,  
Birkhill DD2 5PP

*"Spacious three bedroom semi detached villa in a much sought after location"*

- Hallway
- Lounge
- Fitted Kitchen
- 3 Double Bedrooms
- Family Bathroom
- Off Street Parking
- Gardens

EPC Rating C

**OFFERS OVER £150,000**





## Description

This is an excellent opportunity to purchase this spacious three bedroom semi detached villa in a much sought after location. Blairfield Terrace is a small cul de sac in the popular village of Birkhill.

The accommodation is spread over two floors and comprises: hallway, bright and spacious lounge with feature fireplace and modern fitted kitchen with integrated appliances. There are three good sized double bedrooms all with built in storage and shower room. Benefits include double glazing and gas central heating. Included in the sale will be all window coverings and light fittings along with the washing machine and dryer (no guarantees given)

Externally there is a drive to the front. The rear garden is laid with a combination of astro turf and paving slabs. The two timber sheds and green house will be included in the sale

This property will appeal to a number of buyers and early viewing is highly recommended. It should be noted that the property is of non traditional construction.

## Area

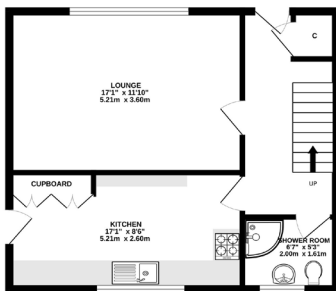
Birkhill is a much sought after village which lies to the north west of the city of Dundee in the county of Angus. It offers excellent primary schooling and the famous "Birkhill" Inn which is ideal for family dining along with other local amenities. The High School catchment area is Monifieth High with 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. The main A90 dual Carriageway lies a few minutes away providing excellent access to both Edinburgh and Aberdeen.

## Viewing

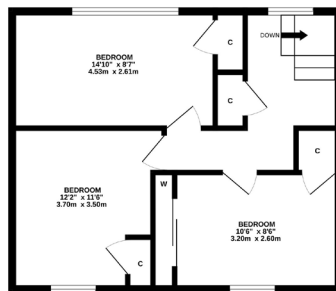
By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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.