



10 DRONLEY AVENUE, MUIRHEAD, DD2 5QY
OFFERS OVER £170,000



HOME REPORT VALUATION £170,000

EPC RATING E



This beautifully presented 2-bedroom semi-detached villa benefits from modern upgrades throughout including new flooring, kitchen and shower room. The property is situated in a quiet cul-de-sac of similar style properties within the idyllic village of Muirhead. Located on the North side of Muirhead the property enjoys stunning views of the Sidlaw Hills and surrounding countryside. The property is a short walk from the main bus route, local convenience store, school, nursery and medical centre.

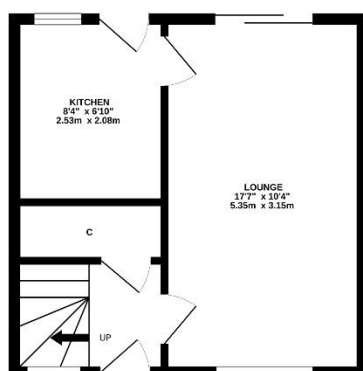
The property opens to the entrance hallway which is laid with vinyl flooring and includes a large storage cupboard under the stairs. The spacious lounge extends from the front to the rear of the property benefitting from floods of natural light through the front facing window and rear patio sliding doors which are ideal for summer entertainment. The modern kitchen is to the rear of the property and has recently been fitted with modern wall and base units, brand new oven, hob, extractor hood and stainless steels sink. There is ample space for white goods and a UPVC and glass door opens to the rear garden.

The carpeted staircase leads to the first-floor accommodation comprising the two double bedrooms and shower room. The bedrooms are both fitted with carpet and have space for wardrobes. The exquisite shower room is elegantly designed with wood panelling, a wall mounted mirror and stainless-steel heated towel rail. The large walk-in shower cubicle is fitted with marble effect wet wall complimenting the white vanity unit and wood effect vinyl flooring.

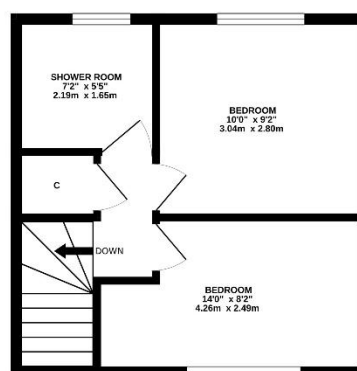
The property benefits from beautifully landscaped gardens to the front and rear of the property with a large driveway providing ample off-street parking. The rear garden is fully enclosed offering a secure garden area for children and pets and has stunning scenic views across the countryside and to the Sidlaw Hills.

This property is ideal for many purchasers, including first time buyers and those looking to downsize. There is the potential to be extended (subject to local planning approval). Early viewing is highly recommended.

GROUND FLOOR



1ST FLOOR



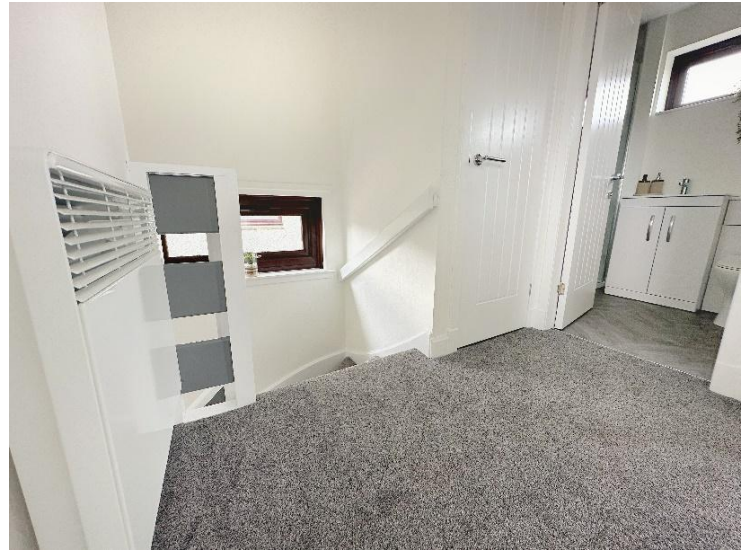
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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