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11 OSPREY VIEW, PIPERDAM, FOWLIS, DD2 5LZ

Five bedroom detached bungalow

Underfloor oil heating system

Double Glazing

Monobloc driveway and double garage with electric door

Price: Offers over £495,000

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

PARTICULARS OF SALE OF 11 OSPREY VIEW, PIPERDAM

Raised wooden walkway leading to front entrance with UPVC front door with glazed inset and side panels.

Vestibule:

Tiled floor. Centre light.

Hallway:

Tiled floor. Spotlights and centre light. Cupboard providing cloakroom facility. Internal Hoover point. Ample power points. Double glass panel doors leading to Lounge.

Lounge:

Approx. 26' x 21'8". Hardwood floor. Spotlights and centre light. Stone hearth and fire surround with log burning fire. Ample power points. French doors leading to patio area.



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Kitchen/Dining area:

Approx. 27'4" x 14'4". Hardwood floor. White and anthracite grey gloss fitted base and wall units. Quartz work surface. Integrated Neff electric oven and combi microwave oven. Ceramic sink with adjustable tap. Ample power points.



Two Utility Rooms:

Tiled flooring. Fitted base and wall units. Stainless steel sink. Spotlights. Ample power points. Doors to entrance walkway and to the side garden.



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Sun Room leading from dining area:

Approx. 13'8" x 11'10" Tiled flooring. Centre light. Ample power points.



Cloakroom:

Tiled flooring. Partially tiled walls. Wc and wash hand basin set in vanity unit. Spotlights.



Bathroom:

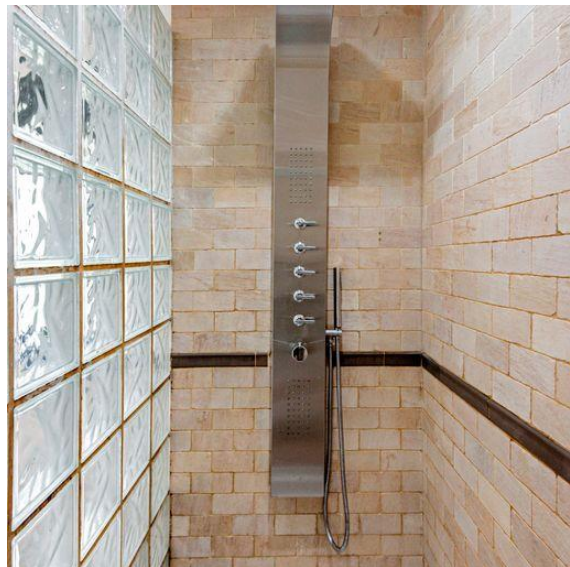
Three piece white bathroom suite incorporating wc, wash hand basin and bath with shower over. Shower screen.. Separate walk in shower cubicle with mains shower. Wet wall. Non slip vinyl flooring. Heated towel rail.

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Master bedroom:

Approx. 20'9" x 11'7". Hardwood flooring. Fitted wardrobes. French doors leading to patio area. Spotlights. Ample power points. **En-suite:** Approx. 13'10" x 7'2" Stand alone bath, double wash hand basin in vanity unit and wc. Partially tiled walls. Walk in shower area with mains shower.



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Bedroom 2:

Approx. 12'10" x 11'. Hardwood flooring. Fitted wardrobes with mirror fronts. Centre light. Ample power points.



Bedroom 3:

Approx. 14'1" x 10'8". Hardwood flooring. Fitted wardrobes. Centre light. Ample power points.

Bedroom 4:

Approx. 11'9" x 10'8". Hardwood flooring. Fitted wardrobes. Centre light. Ample power points.



Bedroom 5:

Approx. 10'8" x 8'2". Hardwood flooring. Fitted wardrobes. Centre light. Ample power points.

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Outside:

Monobloc driveway leadings to double garage with electric door. Surrounding gardens laid in lawn with mature trees and shrubs and feature pond overlooking golf course. Patio with decking.



Viewing:

By arrangement through Sellers on 07961 719 397 or through Selling Solicitors on 01382 201964.

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