



lindsays

17 Blacklaw Drive,
Birkhill DD2 5PG

"Spacious two-bedroom semi-detached bungalow in the very popular village of Birkhill"

- Sun/Entrance Porch
- Hall
- Lounge
- Kitchen/Breakfast Room
- 2 Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Garage & Gardens

EPC Rating C

OFFERS OVER £175,000



Description

This is an excellent opportunity to purchase a semi-detached bungalow set in a quiet cul-de-sac of similar style properties in the popular village of Birkhill, ideally situated for ease of access to a number of local amenities. The property offers good-sized accommodation all on one level, ideal for a variety of buyers but in particular the 1st time or retirement buyers.

The property has been well maintained with accommodation comprising: south facing entrance/sun porch which provides an ideal spot in which to relax and enjoy the sun, hall with large built in storage cupboard and hatch providing access to the attic space, well-proportioned lounge with windows to the front and side and a feature fireplace housing an electric fire, a kitchen/breakfast room with modern wall and base units and integrated hob, oven extractor hood, fridge, freezer and plumbing for a washing machine, two good-sized bedrooms, both with built-in wardrobes, and shower room. Outside the front garden is laid with chipped stone and mature shrubs, with the rear garden being the same. The garage is situated at the end of a monobloc driveway which provides parking for several vehicles. Included in the sale are the fitted floor coverings, window blinds (where fitted) and the integrated kitchen appliances as detailed.

We do expect this property to be particularly popular and therefore early viewing is highly recommended to fully appreciate and to avoid disappointment.

Area

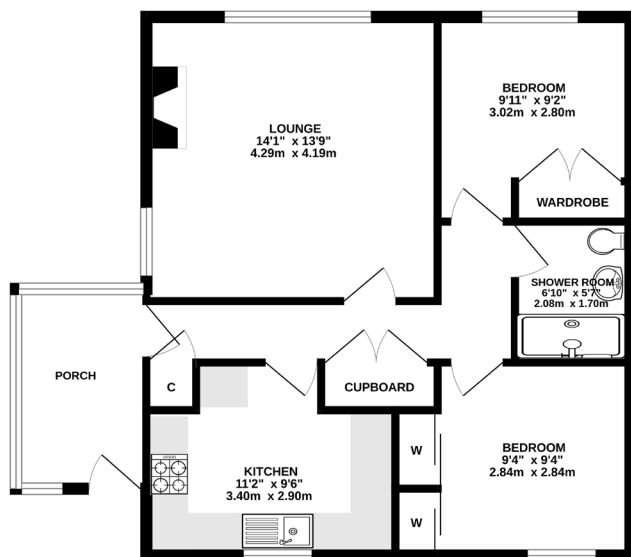
Birkhill is a much sought after village which lies to the northwest of the city of Dundee in the county of Angus. It offers excellent primary schooling and the famous "Birkhill" Inn which is ideal for family dining along with other local amenities. The High School catchment area is Monifieth High with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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any omission or misstatement. 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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T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

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.