



Dundee, DD2 5PZ  
**34 HIGHFIELD PLACE**  
5 BEDROOM DETACHED VILLA





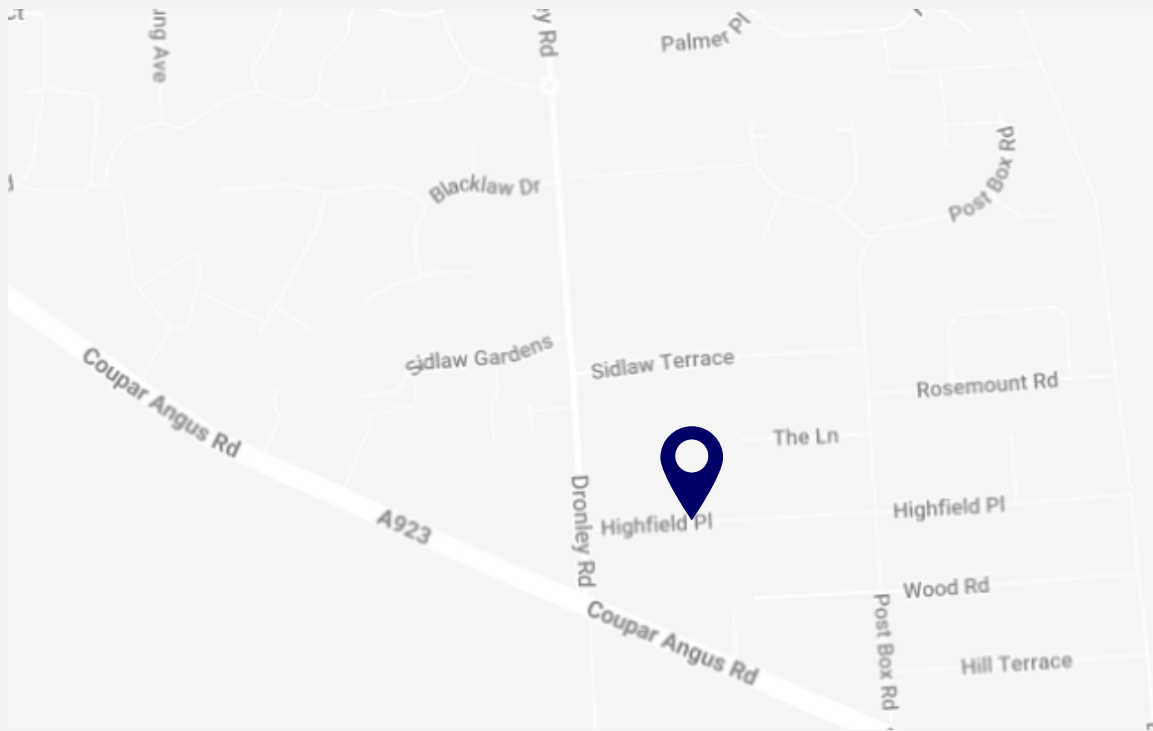
24 HIGHFIELD PLACE, DUNDEE  
5 BEDROOM DETACHED VILLA  
HOME REPORT VALUE - £210,000

OFFERS OVER - £210,000

- Lounge
- Kitchen/Dining
- 5 Bedrooms
- Shower Room
- Gardens
- Garage
- Part DG/GCH
- Investment Potential

EPC: C

CTB: F







# THE PROPERTY

A wonderful opportunity to own a unique home in the highly desirable Birkhill area near to Dundee.

Whilst requiring a full modernisation programme this spacious family home offers accommodation split over two levels, with the flexibility to create an amazing home to your own specification.

On the lower floor of the home are entrance porch, open plan kitchen and dining space, lounge, two bedrooms and a spacious family bathroom.

The upper floor comprises three further bedrooms, all with a wonderful open outlook and ample storage.

Easily maintained gardens surround the home, with a fenced rear garden and walled front garden with off street parking leading up to the single garage

This is the type of home that you could allow your imagination to run wild with the possibilities of what you might achieve.

The property features a modern gas central heating system that currently heats the downstairs rooms but could possibly be extended and partial double glazing, with the upstairs rooms windows requiring replacement.

As with all properties requiring works the mortgage valuation contained within the home report reflects the property fairly in its current condition, with the costs of works taken into consideration in the reduced mortgage valuation and our asking price.





# ACCOMMODATION

## INTERNAL

- Porch - 11'1" x 6'5"
- Kitchen - 11'8" x 9'5" (open to dining area)
- Dining Area - 15'1 x 8'10" (open to kitchen area)
- Lounge - 20'5 x 10'10" - with patio doors to gardens
- Bedroom 1 - 9'9" x 9'6"
- Bedroom 2 - 14'1" x 10'11"
- Shower Room - 10'9" x 8'8"

## UPPER ROOMS

- Bedroom 3 - 12'3" x 9'7"
- Bedroom 4 - 14'7" x 7'00"
- Bedroom 5 - 12'00" x 11'7"

## EXTERNAL

Gardens surround the home, with mature plants and shrubs and two green houses.

A single garage is located at the end of the driveway, which offers secure off street parking via the gated driveway.

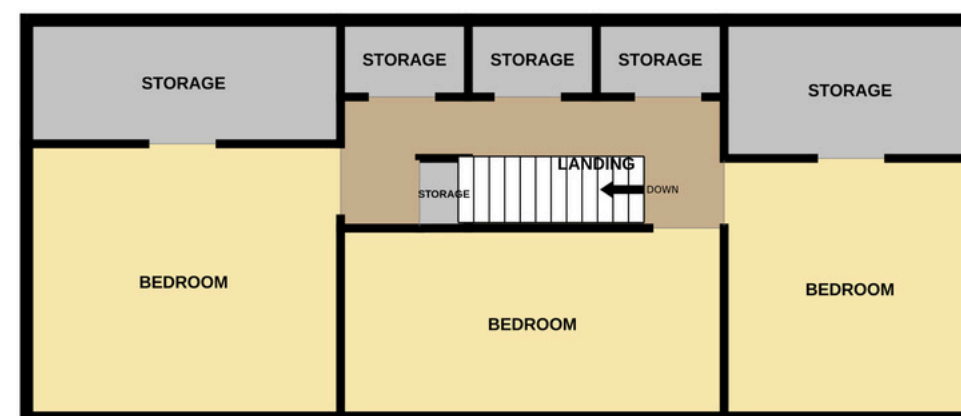


# FLOORPLAN

GROUND FLOOR



1ST 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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## HOME REPORT

The Home Report is available through the  
TSPC website

## VIEWING REQUESTS

Contact details below to arrange a  
viewing:

**Property Department**

Tel : 01382 201010

Email : [propertyreception@ross-strachan.co.uk](mailto:propertyreception@ross-strachan.co.uk)

## EXTRAS

Certain extras may be available by separate negotiations



