



lindsays

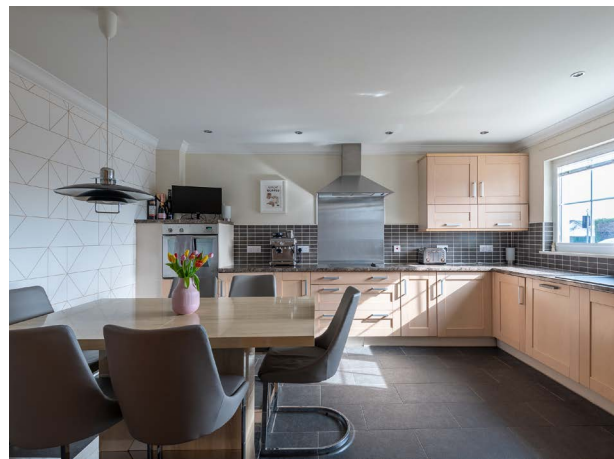
7A Pitarlie Road,
Newbigging DD5 3RH

"Beautifully presented three bedroom semi detached villa in a popular village location"

- Hallway
- Lounge
- Dining Kitchen
- Three Double Bedrooms
- Sitting Room/Bedroom 4
- Family Bathroom
- WC & Ensuite
- Off Street Parking
- Gardens

EPC Rating C

OFFERS OVER £260,000



Description

Lindsays are delighted to offer to the market this beautifully presented semi detached villa in a popular village location. Newbigging is an attractive village just a short distance to Dundee and ideally situated for easy commuting to all Angus towns and their amenities.

The deceptively spacious property is offered to the market in move in condition and comprises: hallway with ample storage, large dining kitchen and bright and spacious lounge with patio doors leading to the rear garden. There is a separate sitting room which could be utilised as a fourth bedroom depending on the buyers needs, and a handy WC. Upstairs the principal bedroom has built in wardrobes and an ensuite shower room. There are two further double bedrooms both with built in wardrobes and family bathroom with shower over the bath. Benefits include double glazing, attic space and oil fired heating. (new boiler fitted April 2025)

Externally there is a driveway providing off street parking and an attractive lawn. The rear garden is fully enclosed and being west facing benefits from sun throughout most of the day and evening. This is laid mainly in lawn with a large area of decking. There is also a large store which will be included in the sale.

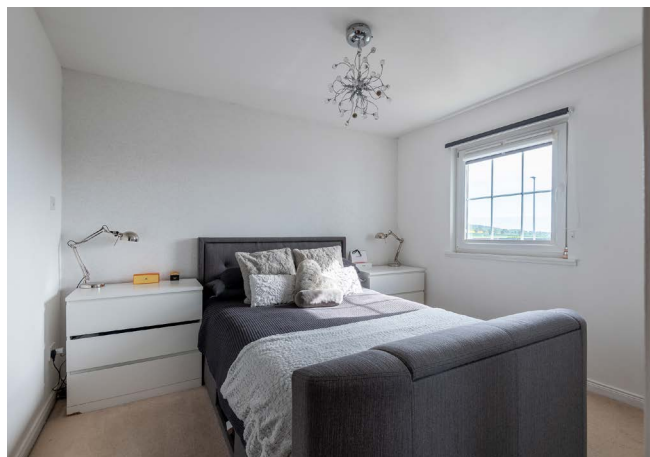
This property can only be fully appreciated by viewing which is highly recommended.

Area

The village of Newbigging lies around a ten minute drive from Dundee and is ideally situated for easy commuting to all towns in Angus. It benefits from a local primary school and secondary schooling can be found in Carnoustie and Monifieth. The A92 links Newbigging to Dundee and towards Aberdeen.

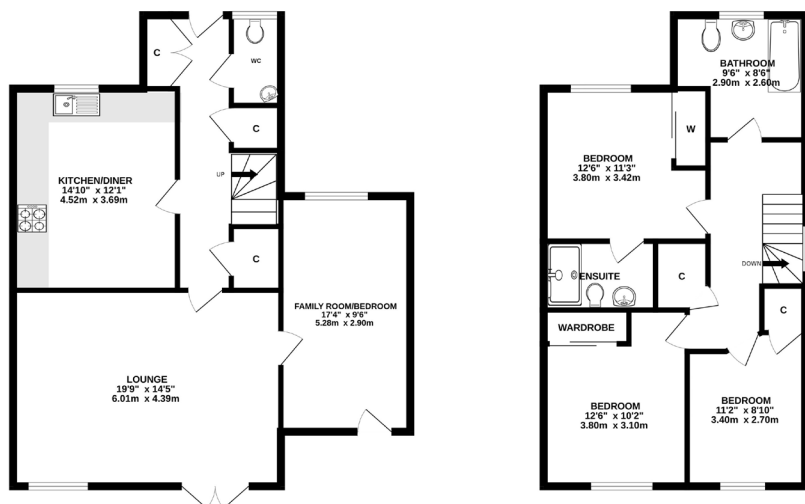
Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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. Made with Metagon (©2020)

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.