



lindsays

150 Coupar Angus Road,
Birkhill DD2 5PG

"Spacious four-bedroom semi-detached house in the very popular village of Birkhill"

- Reception Hall
- Lounge
- Sitting Room
- Kitchen/Dining/Family Room
- 4 Bedrooms
- Shower Room
- Bathroom
- Double Glazing
- Gas Central Heating
- Double Garage

EPC Rating D

OFFERS OVER £240,000



Description

This is an excellent opportunity to purchase this extended semi-detached villa in the popular village of Birkhill, ideally situated for ease of access to a number of local amenities.

The accommodation offers spacious, versatile accommodation over two levels comprising: reception hall with ample storage, two public rooms with bay windows to the front, a bright kitchen/dining/family room with doors to the garden, four good-sized bedrooms, shower room and bathroom. Outside the front garden is laid with lawn and mature shrubs and trees, with the rear garden having the same. The double garage is situated to the rear of the garden, accessed from Post Box Road and has off-street parking in front of it.

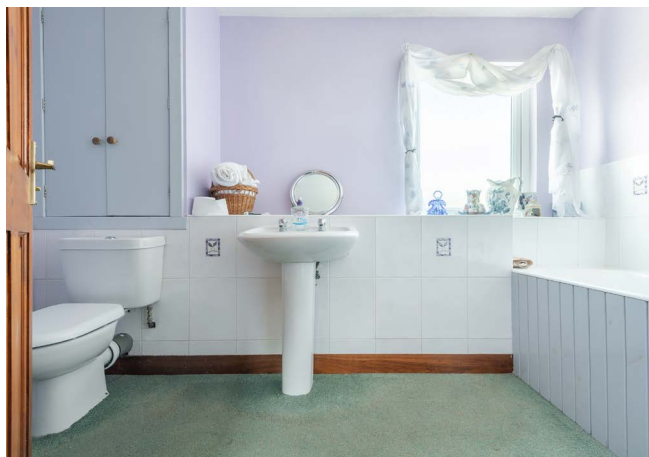
Early viewing is highly recommended to fully appreciate the property on offer.

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.

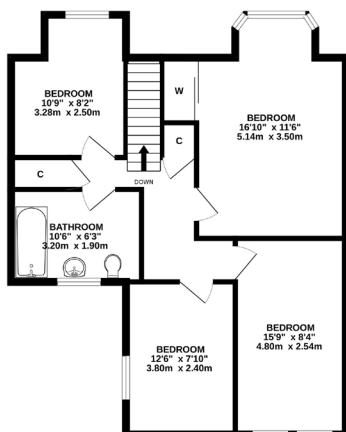
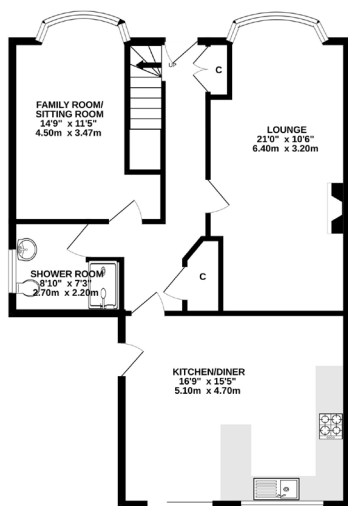
Viewing

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



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.
Made with Metropix 1/2025

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.