



ROSS STRACHAN & CO
Solicitors & Estate Agents



— Birkhill, DD2 5PS —

12 WOOD ROAD

2 BEDROOM SEMI DETACHED COTTAGE



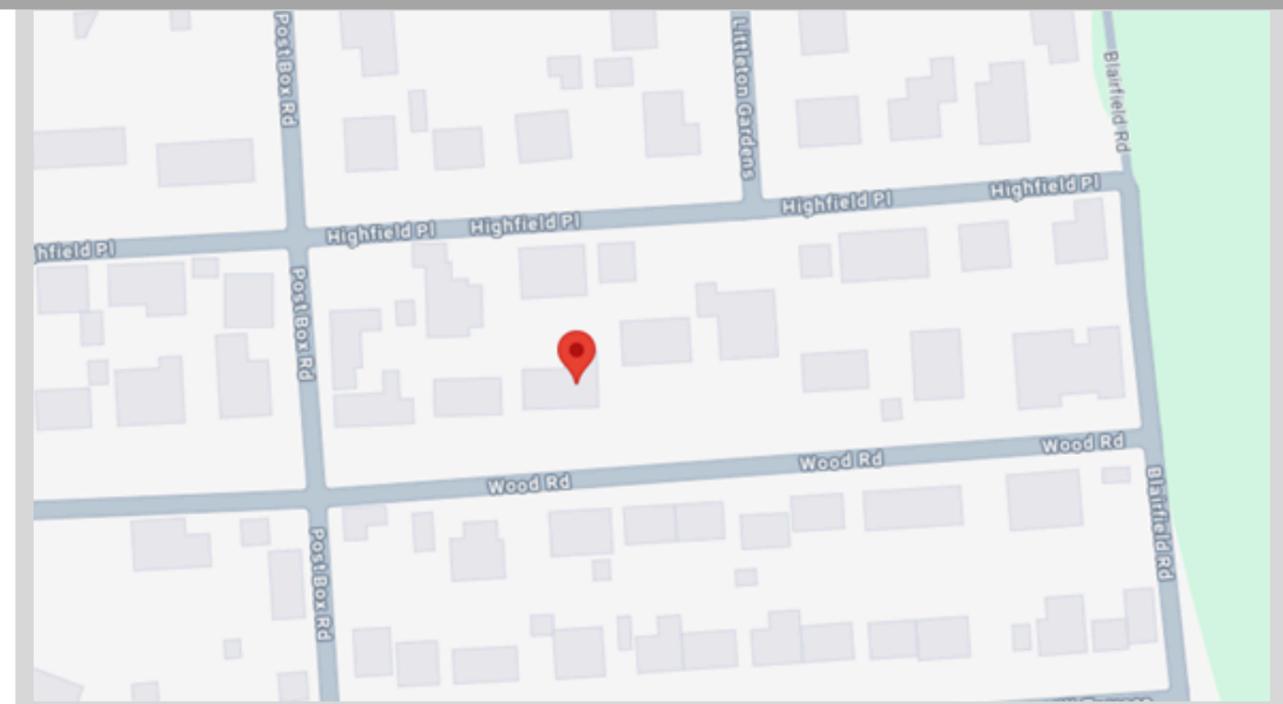
12 WOOD ROAD, BIRK HILL
2 BEDROOM SEMI DETACHED COTTAGE
HOME REPORT VALUE - £185,000

OFFERS OVER - £185,000

- Lounge
- Bathroom
- Kitchen
- 2 Double Beds
- Gardens

EPC: C

CTB: B



THE PROPERTY

It is rare that we can truly state that a property is in walk in condition but in this instance we feel that this cottage style bungalow is just that. With spacious accommodation on a single level, this cottage would suit a range of purchasers.

By the front door, there is a small vestibule space, before entering the traditional hall, with storage. Both double bedrooms, the larger of the two with fitted wardrobes, are located to the left of the hall with the modern bathroom, with white three piece suite directly ahead.

The public spaces are to the right hand side of the hall with the spacious lounge providing access to the kitchen at the rear of the home. The kitchen offers ample base and high level units, with additional, full height storage cupboards to the side and an area laid aside for casual dining. A door to the rear of the kitchen provides access to the gardens and decking area.

Gardens to both the front and rear of the home offer maximum flexibility to enjoy this peaceful village-style location. The front garden is laid primarily to lawn at the front, with the house set back from the road. The southern-facing rear gardens feature an area of lawn which is complimented by a raised decking area. An area is laid aside as an outdoor drying space, with gravel soakaway and there is both a garden shed and coal cellar.

Featuring a high efficiency natural gas boiler, modern higher efficiency double glazed windows and replacement doors the cottage will offer a cost effective, traditionally built home in this village location. The cottage is located within walking distance of local amenities and a highly sought after primary school, but is also ideal for both bus and road networks.



ACCOMMODATION

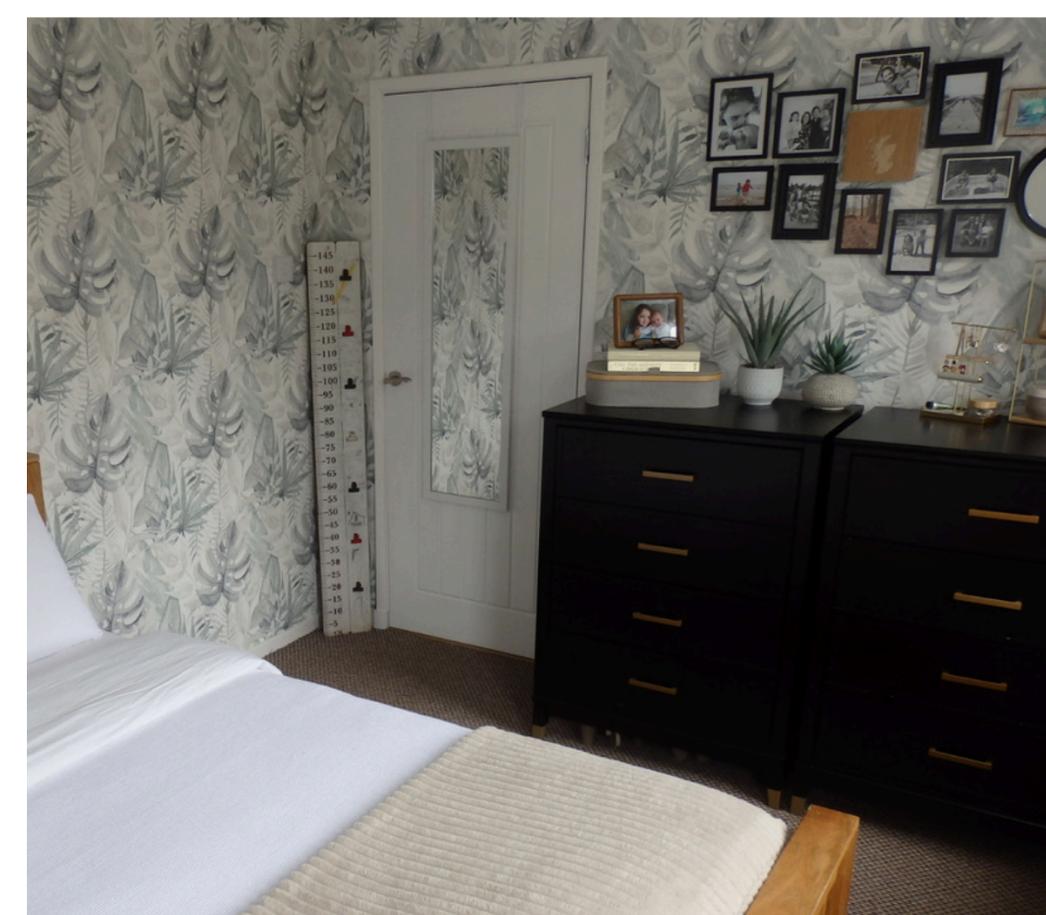
INTERNAL

- Traditional hall with vestibule area, storage and attic hatch
- Lounge - 15' 5" x 12'12"
- Kitchen - 12'7" x 8'5" - with access to rear garden
- Bedroom - 12'4" x 9'5" - with fitted wardrobe
- Bedroom - 11'5" x 9'9"
- Bathroom - 8'2" x 4'9" - with white 3 piece suite and shower over bath

EXTERNAL

Fenced garden to the front of the home, laid mainly to lawn with path to front door and fenced rear garden.

The rear gardens can either be accessed via the kitchen or via the path to the side of the home. Split into an area of lawn, a raised decking area, drying area - with gravel soakaway and partially glazed garden shed.



FLOORPLAN

GROUND FLOOR
65.0 sq.m. approx.



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

EXTRAS

- All fixed floor coverings and blinds are included in the sale, with certain other items available by separate negotiation.
- Our owners may also accept a consideration to leave elements of furniture.



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