



lindsays

15 Osprey View
Piperdam, DD2 5LZ

"A spacious three bedroom detached bungalow situated on a corner plot in the prestigious Piperdam development"

- Vestibule & Hallway
- Lounge
- Dining Room
- Open Plan Kitchen/Family/Sun Room
- Utility Room
- Principal Bedroom with En Suite Shower Room
- 2 Further Double Bedrooms
- Contemporary Wet Room
- Double Garage & Driveway
- Gardens
- Double Glazing
- Oli Fired Central Heating

EPC Rating C

OFFERS OVER £375,000



Description

Nestled at the end of a charming cul-de-sac this attractive three bedroom detached bungalow is situated on an elevated position on a substantial corner plot. This lovely home is in move in condition throughout and practical benefits include double glazing, oil fired central heating and a security alarm. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integral kitchen appliances, Range Oven, washing machine and freezer. Along with the Bang & Olufsen Music system and smart TV in the kitchen. Other items of furniture may be included by separate negotiation.

The accommodation is all on the one level and at the front of the property you will find a bright, generous lounge featuring a bay window. There is a formal dining room which can be accessed from both the hallway and the kitchen. The hub of the home is the modern kitchen/family/sunroom which lies at the rear of the home providing an excellent space for modern family living. A practical utility room is accessed from here with an external door. Moving along the hallway the principal bedroom boasts fitted furniture and an en suite shower room. There are two further bedrooms both benefitting from fitted wardrobes and a stylish wet room. The attic has been partially floored and is accessed by a ladder.

Externally a sweeping gated driveway leads to the property and the double garage which is accessed by an electric door. The garage has a floored attic space which is accessed via a hatch. Substantial gardens wrap around the bungalow which are laid mainly with lawn and a patio area at the back which has a ramp from the home.

This unique home and position can only be fully appreciated by viewing which is highly recommended.

Area

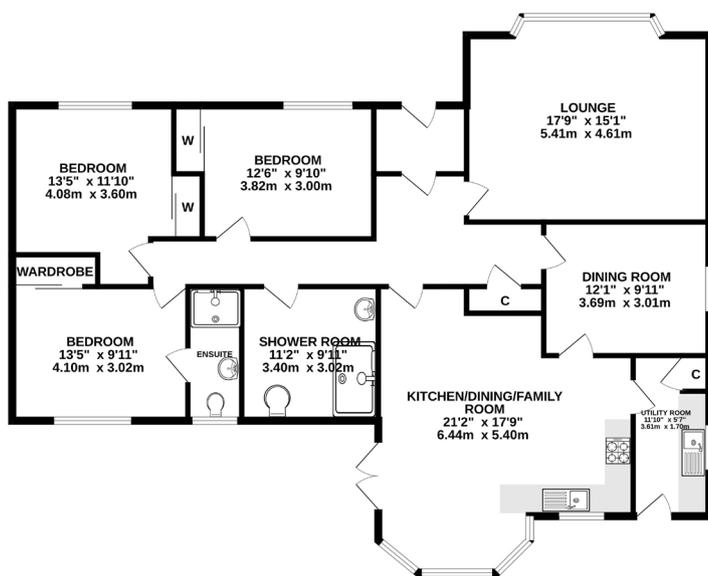
Piperdam is a charming village situated to the west of Dundee. Ideal for those who enjoy outdoor pursuits, Piperdam offers an array of walking, hiking and cycling routes as well as a well-maintained 18 and 9-hole golf course while Camperdown Country Park and Wildlife Centre is only a short drive away. Although enjoying a picturesque rural setting, local amenities are located in the network of villages around Piperdam, including Fowls, Muirhead, and Liff. Piperdam is also within easy reach of Dundee which offers a wider array of amenities, including supermarkets, excellent rail services and the recently redeveloped waterfront with the world-famous V&A Museum. The city of Perth is also within 30 minutes of the village, making it an excellent location for commuters. Primary schooling is available in the nearby village of Birkhill while the property falls under the catchment for the well-regarded secondary school Monifieth, both of which have a school bus service provided with local pick up. Independent schooling is available at The High School of Dundee.

Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR



While 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 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 capability or efficiency can be given. Made with floorplan 02020

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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.