






4 Accordion Way,  
Birkhill, Dundee DD2 5RX



*Spacious, detached bungalow in the sought-after village of Birkhill, perfect for downsizers.*

 2 Bed    1 Bath    1 Reception

This detached bungalow offers spacious accommodation all on one level, perfect for those looking to downsize to a more manageable home.

The property comprises an entrance hall with built-in storage, lounge/dining room with bay window to the front, kitchen/breakfast room with integrated hob, oven and extractor hood. There is plumbing for a washing machine and dishwasher and space for a fridge-freezer and table and chairs. Both bedrooms are a good size with built-in wardrobes, and the shower room is fitted with a white suite. Outside the south facing rear garden has areas of patio, chipped stones and a summerhouse, whilst the front garden is laid with chipped stones and mature shrubs with driveway providing off-street parking leading to the single garage.

Benefits include double glazing and gas central heating. Included in the sale are the fitted floor coverings, window blinds (where fitted), integrated kitchen appliances as detailed and summerhouse.

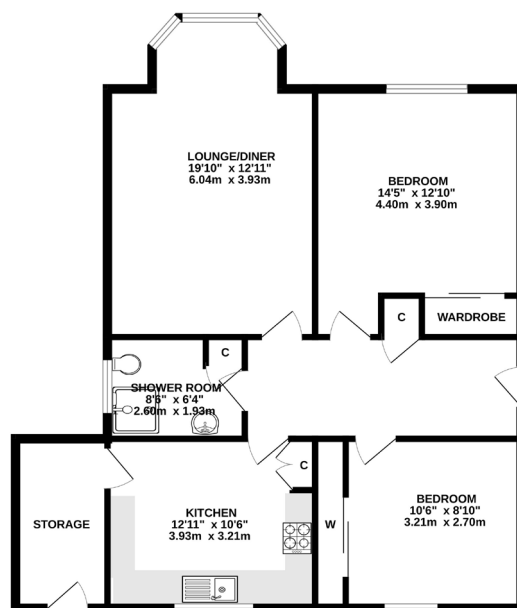
The property is perfect for those looking for accommodation all on one level and early internal viewing is highly recommended to fully appreciate and to avoid disappointment.

### Features

- Entrance hall
- Lounge/dining room
- Kitchen/breakfast room
- Two bedrooms
- Shower room
- Gas central heating
- Double glazing
- Garage & Gardens
- EPC Rating C

**Offers Over £210,000**

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 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Birkhill is a much sought after village which lies to the north west 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.

FOR VIEWING:

**By appointment only**

Contact Lindsay's on:

☎ 01382 802050

✉ [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)

🌐 [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsay's 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. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.