



136 Coupar Angus Road, Birkhill, DD2 5PG
Offers Over £215,000
Home Report Value £220,000

Contact Solicitors to arrange an
appointment to view
01382 203000

Chamber Practice 



- **Sought After Village Location**
- **Local Amenities**
- **Open Plan Lounge/Kitchen**
- **Integrated Appliances**
- **Sitting Room/Home Office/Bedroom 3**
- **2 Double Bedrooms**
- **Family Bathroom**
- **Double Glazing**
- **Gas Central Heating**
- **South-facing Garden**
- **Monobloc Driveway**
- **Immaculate Condition**

The Chamber Practice are delighted to bring to market this beautifully presented end terraced cottage situated in the much sought after village of Birkhill on the outskirts of Dundee.

Local amenities include excellent nursery and primary school, convenience store, village pub and public transport, all within walking distance. Ninewells Hospital, the A90 arterial route and Dundee City Centre are all within a short drive from the village, making this an ideal location for those looking for semi-rural living with straightforward access to the wide range of amenities available in a large City.

This ready to live in family home provides comfortable, modern living space over two levels with enclosed gardens and Monobloc driveway providing off street parking for 2 vehicles. Practical benefits include double glazing, gas central heating, quality fittings and fixtures, solid wood flooring throughout the ground floor, contemporary décor and lovely views over open countryside from the first floor bedrooms.

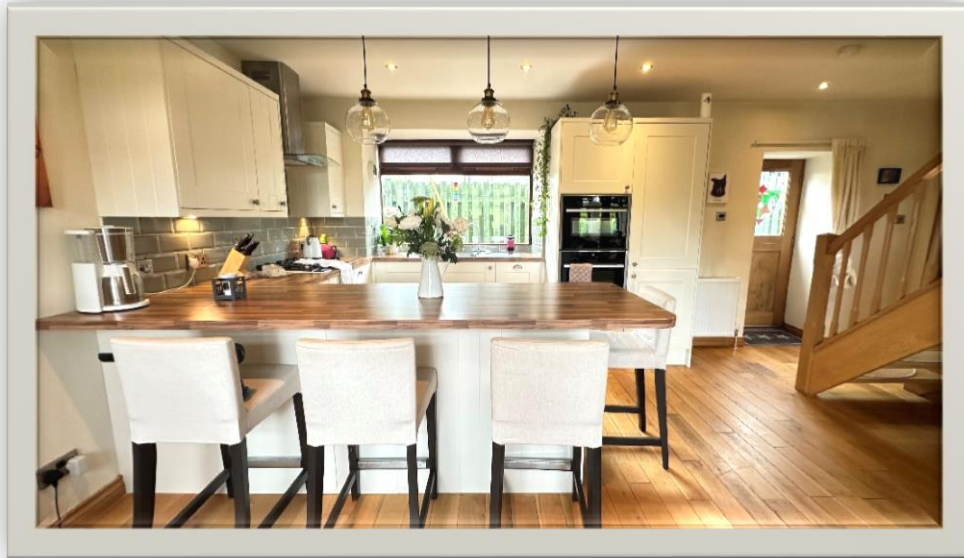
Accommodation comprises: south facing sun room with French doors leading to open plan lounge/kitchen which has fitted base and wall mounted units and breakfast bar unit, contrasting worktops and complementary splashback tiling, integrated gas hob, electric oven, combination oven, fridge freezer, dishwasher and wine cooler; versatile sitting room/home office/bedroom with window overlooking front garden; fully tiled bathroom with W.C., wash hand basin and shower bath with electric shower over; and feature open staircase leading to upper floor which has built in wardrobe/storage facilities; master bedroom with fitted wardrobe, chest of drawers and dressing table and further double bedroom with ample space for free standing furniture.

This particular property is in absolute move in condition and early viewing is highly recommended to avoid disappointment.

Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.



Chamber Practice 

Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

www.thechamberpractice.co.uk

contact@thechamberpractice.co.uk



Included in the sale are all carpets and floor coverings, integrated appliances, window blinds where fitted, chest of drawers and dressing table in master bedroom, external store with plumbing for automatic washing machine and bicycle shed. Some other items of furniture may be negotiated separately if required.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.