

9A Post Box Road, Birkhill, Dundee, DD2 5PY

OFFERS OVER £280,000

Contact Solicitors for an appointment to view or contact homeowner direct outwith office hours

07394994987

Chamber Practice





- **SPACIOUS DETACHED FAMILY VILLA**
- **HIGHLY SOUGHT AFTER LOCATION**
- **BRIGHT OPEN PLAN LOUNGE AND DINING ROOM**
- **KITCHEN WITH SEPARATE UTILITY ROOM**
- **GROUND FLOOR CLOAKROOM/WC**
- **PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM**
- **THREE FURTHER DOUBLE BEDROOMS**
- **FAMILY BATHROOM WITH FOUR PIECE SUITE**
- **INTEGRAL GARAGE AND PRIVATE DRIVEWAY**
- **ENCLOSED GARDENS**
- **DOUBLE GLAZING AND GAS CENTRAL HEATING**
- **EXCELLENT STORAGE THROUGHOUT**
- **MOVE IN CONDITION**
- **LOVELY FAMILY HOME**

Situated within the highly desirable village of Birkhill this well presented and generously proportioned four bedroom detached villa offers an exceptional family home with spacious accommodation, excellent storage and enclosed private gardens.

The ground floor begins with a welcoming vestibule leading into a bright entrance hall with a convenient cloakroom/WC. The impressive open plan lounge and dining room provides a superb space for both everyday family life and entertaining, with an abundance of natural light creating a warm and inviting atmosphere. The well-appointed kitchen offers ample worktop and storage space and integrated hob, oven and dishwasher and is complemented by a practical utility room, which provides direct access to the integral garage and rear garden.

On the upper floor the spacious principal bedroom benefits from an en suite shower room (in need of upgrading) while three further generous double bedrooms provide excellent family accommodation, two of which feature built-in wardrobes/storage facilities. Completing the accommodation is the contemporary family bathroom, fitted with a stylish four-piece suite including a separate shower enclosure.

Externally the property enjoys private gardens to the front, side and rear, providing an ideal setting for relaxing, outdoor dining and family enjoyment. A driveway offers off street parking and leads to the integral garage. Further benefits include double glazing, gas central heating and excellent storage throughout.

Offering spacious, move-in-ready accommodation in a sought after residential location close to excellent local amenities, reputable schools and convenient transport links to Dundee and beyond, this is a fantastic opportunity to acquire a lovely family home in the ever popular village of Birkhill.

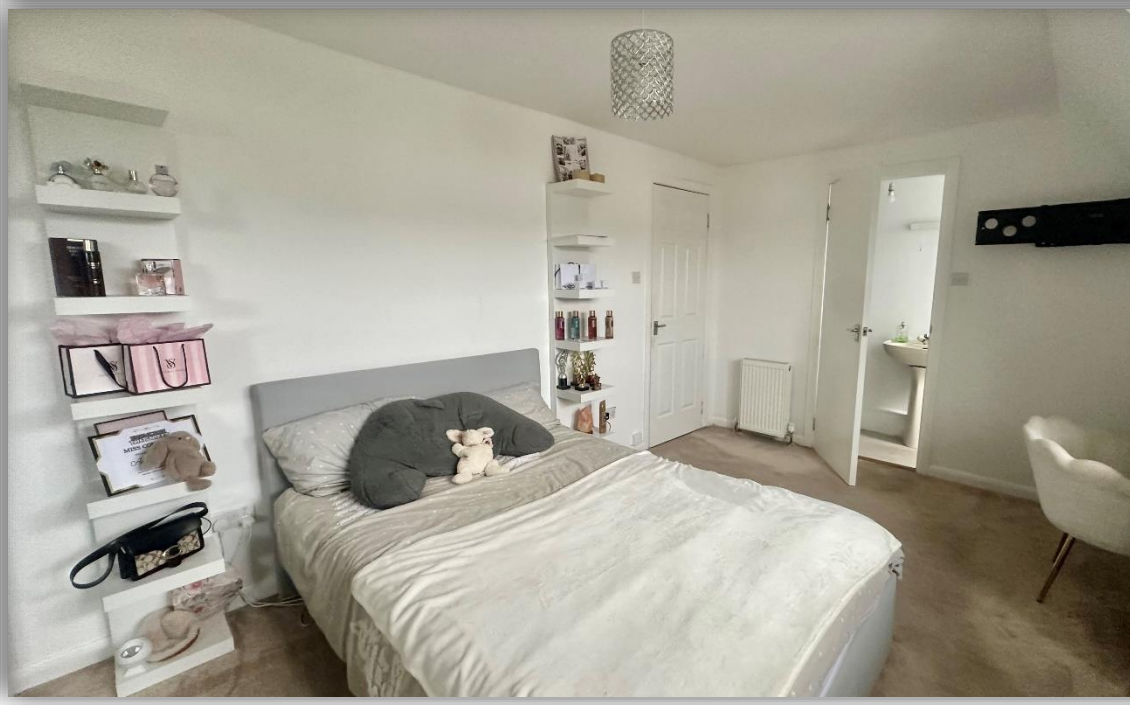
Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

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.





























Included in the sale are all carpets and floor coverings, window blinds where fitted, light fittings, integrated hob, oven and dishwasher.

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.