

The Smithy Cottage, Coupar Angus Road
Muirhead, DD2 5QN







Traditional detached cottage occupying a substantial corner plot in the ever-popular village of Muirhead

3 Bed | 2 Bath | 1 Reception

This distinctive detached cottage is located in the popular village of Muirhead, close to a local shop and the primary school in neighbouring Birkhill. Muirhead Wood is close by, perfect for dog walking. Dundee's wide range of schools, shops, leisure facilities and transport links to surrounding towns and cities is also within easy reach. The property requires modernisation, which is reflected in the asking price. Further features include gas central heating and being mainly double glazed with the exception of one window. The sale includes all fitted carpets, floor coverings and blinds and any white goods in the property.

The accommodation comprises a comfortable lounge with a gas fireplace, a bright sunroom, a breakfasting kitchen, utility space adjacent to the shower room, three bedrooms with fitted storage, a wet room and a shower room. The cottage occupies a substantial corner plot, with gardens mainly to the front, laid to lawn and planted with mature shrubs and plants. A large garage with workshop to the side is accessed from Quarry Road. The garage has in the past been used for a business and can accommodate four cars within and 2 on the outside. There is also a shed and a greenhouse which are also included in the sale.

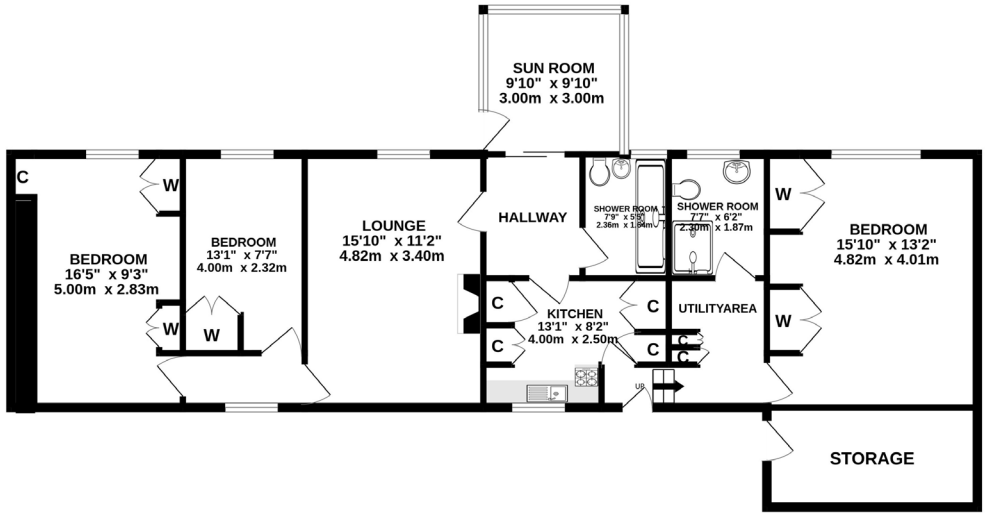
This rare opportunity offers considerable development potential and potential for a business subject to the necessary consents, and early viewing is strongly recommended.

Offers Over £220,000

Features

- Entrance Hall
- Sunroom
- Lounge
- Breakfasting Kitchen
- Three Bedrooms
- Shower Room & Wet room
- Gas Central heating
- Mainly Double Glazed
- Security Alarm
- Garage with workshop
- Gardens
- EPC Rating D

GROUND FLOOR



Whilst 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 mis-statement. 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 operability or efficiency can be given.
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Muirhead and Birkhill are much sought after villages which lie to the north west of the city of Dundee in the county of Angus. With a village store and petrol station, 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 Lindsays on:

01382 802050 dundeeproperty@lindsays.co.uk property.lindsays.co.uk

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. 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.