ROSS STRACHAN & CO
Solicitors & Estate Agents



Muirhead, DD2 5QL

27 Dronley Terrace

2 Bedroom First Floor Flat



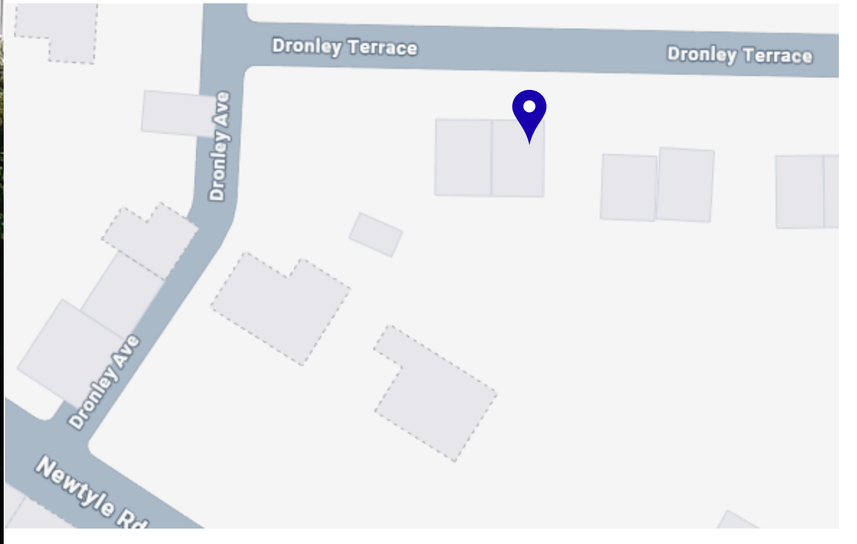
27 Dronley Terrace, Muirhead

2 Bedroom First Floor Flat

OFFERS OVER £125,000

- Lounge
- Kitchen
- Shower Room
- 2 Double Bedrooms
- Gardens
- Main Door Entry

EPC:C CTB:A





THE PROPERTY

Located in the highly desirable Birkhill/Muirhead area of Angus, we present this attractive two bedroom, first floor flat with a private garden.

Recently completed modernisation includes a new kitchen, decoration and new floor coverings, meaning that the property is ready to move into.

Up the mutual path, this main door entry flat is entered at the side of the building, with an internal stair up to the first floor leading to the main hallway, with double bedroom and shower room off. The shower room features tiled walls, with a raised shower cubicle and white vanity unit with wc and basin.

Entering the lounge you have a second double bedroom to the rear of the property, whilst the modern kitchen lies off the front of the room. The lounge is well proportioned, with two windows overlooking the Sidlaw Hills.











THE PROPERTY

With its fresh white decoration the whole property feels bright and spacious, with large windows in both the lounge and bedrooms enhancing the light throughout.

Both bedrooms offer views of the rear gardens, beyond which is currently open space.

To the rear of the property lies a mutual drying green and two areas of private gardens, one for the ground floor flat and one for the upper floor flat. Although a little petite this private space would be perfect to enjoy the afternoon sun whilst relaxing with friends. There is additionally a timber shed within the garden, an ideal space for keeping bikes or other equipment.







THE PROPERTY

Properties within the Muirhead/Birkhill area of Angus remain highly popular. With bus services into Dundee, Camperdown Park just up the Road, local convenience stores, petrol station and pubs all still part of this small community its really is a complete village on the outskirts of the city, making it perfect for those starting out, moving up or looking to make a return from elsewhere.

The property features a high efficiency gas central heating system as well as recently replaced double glazed windows throughout, meaning that it would be just perfect for anyone looking for a nice simple and straightforward move.



ACCOMMODATION

- Lounge, Kitchen, Shower Room, 2 Double Bedrooms
- Traditional Hall – with hatch to attic space
- Lounge – 15'00" x 10'7"
- Kitchen – 10'00" x 6'00
- Bedroom – 12'01" x 10'1"
- Bedroom – 12'00" x 8'3"
- Shower Room – 10'00" x 4'7"

FLOORPLAN

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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HOME REPORT

The Home Report is available through the TSPC website

VIEWING REQUESTS

Contact details below to arrange a viewing:

Tel : 01382 201010

Email : propertyreception@ross-strachan.co.uk