



**MML Law**

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**01382 206000 DUNDEE CITY | ANGUS | FIFE**

104 Coupar Angus Road, Birkhill, Dundee, DD2 5PG

Offers Over  
£230,000



***"Semi Detached Extended Bungalow  
In Sought After Location"***

Accommodation: Entrance Vestibule, Hallway, Lounge, Open Plan Kitchen/Dining Area, 2 Bedrooms, Bathroom, Double Glazing, Air Source Heating System, Garage, Gardens.



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## Description

MML are delighted to bring to the market this semi-detached extended bungalow located in the much sought after area of Birkhill.

The property itself is in walk-in condition and early viewing is highly recommended. The accommodation comprises:- Vestibule opening onto the hallway which gives access to a spacious and attractive lounge featuring south facing bay window, a particular feature of the lounge is the multi fuel stove. Open plan kitchen/dining. The kitchen is fitted with a range of wall and base mounted units and appliances include double oven, electric hob and fridge freezer. From the dining is a door giving access to the laundry area. Additionally, there is access from the dining arear to the side gardens.

Two double bedrooms, both benefitting from fitted wardrobes. The bedroom located to the front of the property also benefits from a multi fuel stove. The bathroom is fitted with a three piece suite and electric shower over the bath. Glazed shower screen.

The property benefits from Double Glazing, Air Source Heating System and Photovoltaic panels.

## Outside

Vehicular access to the property is via a shared unmade service road off of Coupar Angus Road serving properties 100 to 108.

Garden to the front south side comprises a chipped court yard and slabbed terrace and there are pedestrian access steps onto Coupar Angus Road.

The garden to the rear comprises a chipped parking area, lawn and a slabbed patio.

Outbuildings comprises of single detached car garage located to the rear, Summerhouse and Greenhouse.



## Area

The popular village of Birkhill lies to the north west edge of Dundee. The Village of Birkhill offers a range of local shops and services. City of Dundee is a short drive away offering major facilities including transport links and a range of other facilities.

## Viewing

By appointment through Solicitor, to view telephone 01382 206000. Alternatively for evenings and weekends telephone 07892 633204.

## Home Report

Contact Solicitor for a copy of the Home Report.

## Included In Sale

All carpets and floor coverings.

## Accommodation

Lounge	13'9" x 14'2"
Dining Room	7'5" x 10'10"
Kitchen	9'5" x 13'9"
Bedroom 1	11'5" x 13'9"
Bedroom 2	8'11" x 13'3"
Bathroom	5'2" x 8'11"





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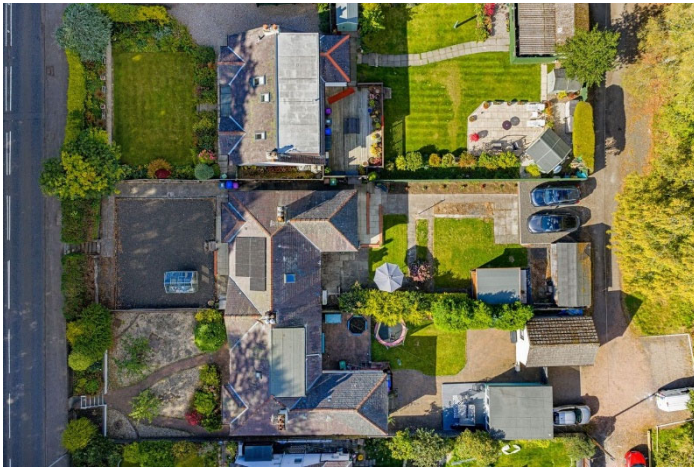


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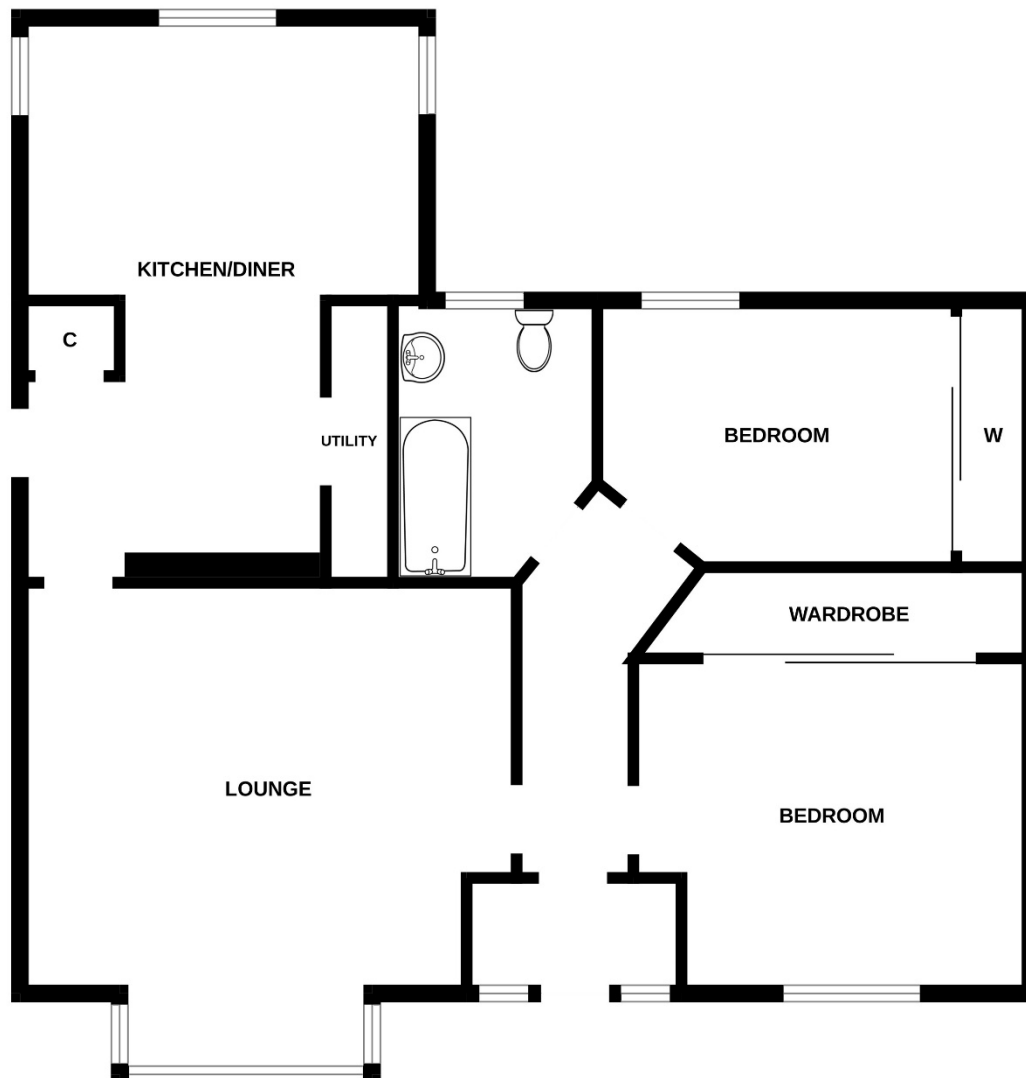


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## GROUND FLOOR



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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