

Detached three bedroom cottage

Popular Birkhill location







200 Coupar Angus Road

Birkhill, Dundee, DD2 5QE

Scan Here!

3 BED

1 BATH

DRIVEWAY

ENERGY D EPC RATING

McEwan Fraser Legal

Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01382 721 212
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

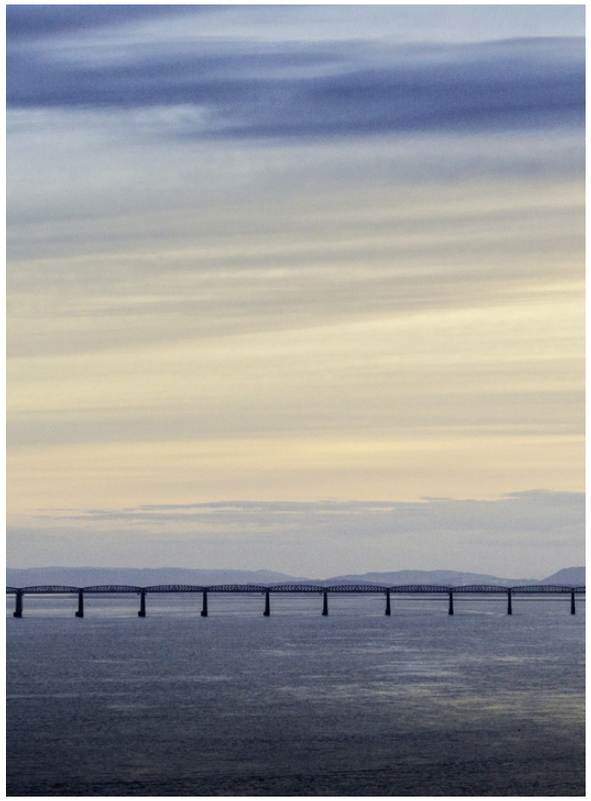
Part Exchange Available

DUNDEE SKYLINE, RIVER TAY & ROAD BRIDGE, MAGDALEN GREEN, TAY RAIL BRIDGE, BROUGHTY FERRY BEACH, DESPERATE DAN-CITY SQUARE, MCMANUS GALLERIES AND LAW HILL.









Birkhill, Dundee

BIRKHILL IS A POPULAR VILLAGE LOCATION NORTH WEST OF THE CITY OF DUNDEE WITH CAMPERDOWN PARK AND DOWNFIELD GOLF CLUB CLOSE BY ALONG WITH ALL THE AMENITIES OF THE CITY TO HAND.

Birkhill has good primary schooling and local village inn. The city of Dundee is situated on the north bank of the Firth of Tay, and bounded by the Sidlaw Hills, modern Dundee is known as the 'City of Discovery' - a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth largest city. Dundee has two world-class universities, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all the family.

















200 Coupar Angus Road

THIS IS AN EXCELLENT OPPORTUNITY TO ACQUIRE A VILLAGE BASE WITHIN COMMUTING DISTANCE OF DUNDEE. THIS DETACHED COTTAGE IS A MUCH LOVED FAMILY HOME IN THE VILLAGE OF BIRKHILL TO THE NORTH WEST OF DUNDEE. CHARACTER IS IN ABUNDANCE WITH NICE PROPORTIONS AND SET WITHIN MATURE, FULLY ENCLOSED GARDENS. THE HOUSE HAS BEEN METICULOUSLY MAINTAINED OVER THE YEARS BUT PERHAPS A LITTLE TIRED NOW AND OFFERS A GREAT OPPORTUNITY FOR NEW OWNERS TO MAKE THEIR MARK AND CREATE A VILLAGE IDYLL ON THE OUTSKIRTS OF THE CITY.

On arrival the front porch welcomes the visitor and leads into the hallway. A spacious Lounge with large picture is inviting and comfortable with room for dining table and chairs as well as soft furnishings. From here a door opens to the dining kitchen with modern units at floor and wall level and providing bright, warm space for breakfasting table and chairs. A door from kitchen leads to gardens. Three bedrooms and family bathroom complete the accommodation.

In addition there is a driveway leading to a garage/ workshop with power and light. The gardens are mature and well laid to make the most of the setting with trees and shrubs. Spacious accommodation in a secluded and sheltered spot make this an appealing home.















Dining kitchen with modern units at floor and wall level and providing bright, warm space for breakfasting table and chairs

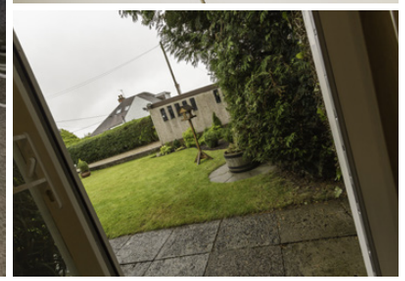


















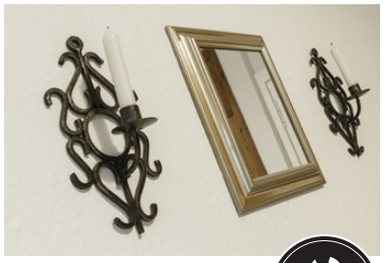
A spacious lounge with large picture is inviting and comfortable with room for dining table and chairs as well as soft furnishings



























Three bedrooms and family bathroom







Floor Plan, Dimensions, Map

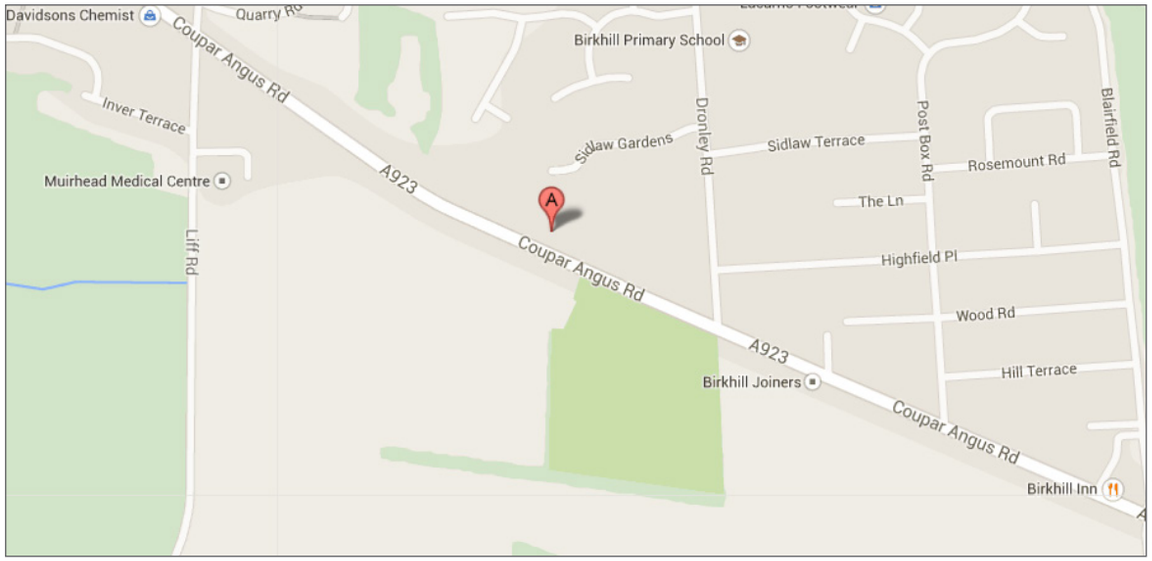




Approximate Dimensions

(Taken from the widest point)

Lounge	5.50m (18'1") x 4.70m (15'5")
Kitchen	4.70m (15'5") x 3.40m (11'2")
Bedroom 1	3.30m (10'10") x 3.20m (10'6")
Bedroom 2	3.20m (10'6") x 3.20m (10'6")
Bedroom 3	5.60m (18'4") x 2.10m (6'11")
Bathroom	1.80m (5'11") x 1.70m (5'7")











McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street
Edinburgh, EH7 4LB
Telephone: 0131 524 9797
Fax: 0131 556 5129
Email: info@mcewanfraserlegal.co.uk
www.mcewanfraserlegal.co.uk









Part Exchange

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Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer