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1 John Huband Drive, Birkhill, DD2 5RY

Offers Over £344,950

Detached Villa

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Detached Villa

1 John Huband Drive, Birkhill, DD2 5RY

Situated in a highly popular residential area of Birkhill, we are delighted to offer for sale this immaculately presented 4 bedroomed family home within a quiet street of similar styled properties.

This superb detached villa offers spacious, bright accommodation over two levels. Accommodation in full comprises of; a bright entrance vestibule that leads into an impressive hallway with high vaulted ceiling and galleried staircase, a spacious lounge with dining area, rear facing modern kitchen with utility room that gives direct access to the rear garden and completing the ground level accommodation is a cloakroom WC and two double bedrooms. Stairs from the hallway lead to a large upper landing the master bedroom with en-suite a further double bedroom and a well-appointed luxury family bathroom.

This spacious family home is close to all amenities and has close access to all bus routes, shops and schools. This ready to move in property will attract a wide range of buyers looking to invest in a home of quality and space, early viewing is therefore highly recommended.

Property benefits from a new Worcester boiler (installed in December) with Hive heating controls, gas central heating and double glazing and is sold with all fitted floor coverings, light fittings and blinds where fitted.

Vestibule:

Bright and welcoming entrance vestibule accessed through a partially glazed solid wooden security door, storage cupboard, tile effect laminate flooring.

Entrance Hall:

The impressive entrance hall is accessed from the vestibule through a solid wooden door with glazed side panel. The high vaulted ceiling and galleried staircase gives a feel for the quality of this well presented home. Flooded with natural light from the large velux window all rooms throughout the home can be accessed from the hall, built-in under stair storage cupboard, solid wooden flooring, radiator.

Lounge/ Dining Room:

4.1m x 7.2m

An extremely spacious and well-proportioned room accessed via two solid wooden sliding doors, the room enjoys the feeling of space and lightness through the dual aspect windows over looking the front of the property and the rear garden from French doors in the dining area, wood effect laminate flooring, radiators.

Kitchen:

3.8m x 3.5m

A Modern kitchen with rear facing window overlooking the garden. Ample storage space provided by a good range of high gloss, handleless cabinets with complimentary worktop and splash back. Kitchen island with 5 gas burner hob and contemporary overhead extractor gives additional storage and dining option. Appliances within the kitchen include a built in Smeg double oven, integrated dishwasher, wine cooler, instant hot water tap as well as flexible rinser tap over a granite composite 1.5 bowl sink with drainer, space for double fridge freezer, tile effect laminate flooring, downlights, plinth lights, radiator.

Utility Room:

1.9m x 2.0m

The utility room provides excellent additional storage with matching high gloss wall and floor cabinets, space for washing machine, direct access to rear garden and patio area, laminate flooring, downlights, radiator.

Cloakroom:

1.9m x 1.4m

Accessed directly from the entrance hall, this spacious cloakroom consists of a w.c and wash hand basin with full pedestal and mosaic tile splashback, tile effect laminate flooring, radiator.

Bedroom 2:

2.55m x 4.6m

A bright and spacious room with built in storage and large window overlooking the rear garden, carpeted flooring, radiator.

Bedroom 3:

3.7m x 2.5m

Another bright and spacious double bedroom that is currently getting utilised as an office space, carpeted, radiator.

Stairs to upper accommodation:

Carpeted stairs leading up to a galleried top landing, storage cupboard that houses the new Worcester boiler, access to floored loft space can be found via the master bedroom and bedroom.

Upper Floor:

Master bedroom:

4.2m x 4.9m

Very spacious bright and airy double bedroom with window overlooking the front of the home, built-in wardrobes, en-suite shower room, carpeted, radiator.

En-suite shower room:

2.0m x 2.6m

A generous sized stylish en-suite with large walk in shower enclosure with overhead rainfall shower within, wash hand basin vanity unit provides additional storage, w.c. large velux window floods the room with light, tile effect laminate flooring, fully tiled with contrasting tile within shower enclosure, chrome heated towel rail.

Bedroom 1:

3.7m x 4.9m

Another bright and airy bedroom overlooking the front aspect of the home, built-in mirrored wardrobe, carpeted, radiator.

Family Bathroom:

2.7m x 2.6m

A modern family bathroom comprising of a full size bath, w.c and square countertop basin. The bathroom benefits from built in contemporary high gloss grey cabinets with complimentary worktop – excellent for additional useful storage. Chrome heated towel rail, downlights, slate tile effect laminate flooring, large velux window.

Garden Area:

Attractive, low maintenance garden areas to the front and back of the home. The front of the property is laid with lawn with borders of mature bushes and rockery area with path leading to the front door and monobloc driveway that leads to an external garage. The large garden area to the rear of the home is easily maintained and fully enclosed: laid mainly to lawn with patio area providing an excellent space in which to relax in the summer months. Mature trees and bushes border the property providing a tranquil and colourful backdrop to the home.

Garage:

Garage accessed by an up and over door from monobloc driveway as well as an entrance from the rear garden. Ideal additional storage space.

Location:

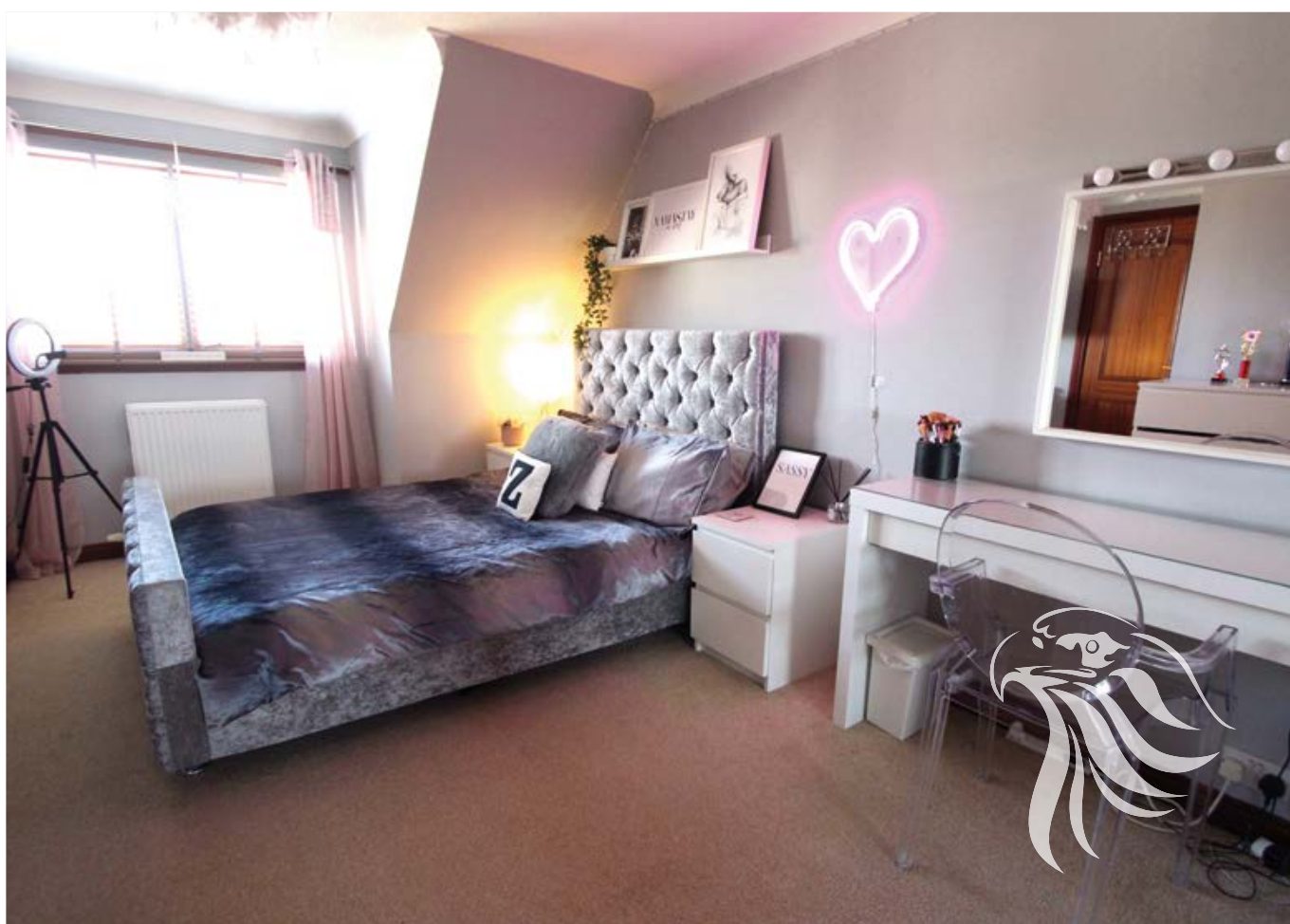
Birkhill is a small quite semi-rural community on the outskirts of Dundee and is surrounded by open countryside. It offers quick and easy access to Dundee and the A90.

Directions:

Proceeding west from Dundee on the main A90 passing Tesco Extra on your left hand side take the exit signposted for Birkhill/Lochee/ Dunsinane Industrial Estate and at the roundabout take the 3rd exit onto Coupar Angus Rd (A923) proceed straight for approximately 2 mile before turning right onto Dronley Rd. At the roundabout take the 1st exit onto John Huband Drive and number 1 is on the left hand side with one of our bright for sale boards positioned in the garden to assist you with locating.









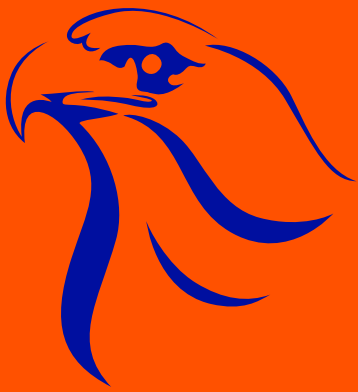


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with letroplan 12021



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Home Report:

Please visit our own website at www.legaleagles.tv then select this property then select the "Home Report" button and the Home Report will display within 5 seconds.

Council Tax Band:

F (Angus Council 10th March 2021).

EPC Band:

C

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

Covid Viewing Procedure:

For the duration of the current Covid pandemic we or the owners will ensure all internal doors will be wedged open and the owners/this firm alone only should open and close any external access doors, on arrival at the property please use the hand sanitizer which the owner/us will provide or bring your own, you will be shown around the property keeping the regulation 2 metre distance between you and the owner/us, in situations where a house is vacant you are permitted to walk through the house unaccompanied and you can ask any questions of our staff or owner attending, you must bring and wear a mask if your viewing is accompanied, if the unaccompanied you may remove your mask on entry to the property. Please do not bring young children with you (if you do the children must remain outside the property under the supervision of an accompanying adult, no children are allowed to the interior of any property at this time). Only two viewers at a time will be allowed access to the property.

Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
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