



**10 ROSEMOUNT CRESCENT, BIRKHILL,
DD2 5PW
OFFERS OVER £195,000**



HOME REPORT VALUATION	£195,000
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EPC RATING	D
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This well-maintained two-bedroom semi-detached home is set within a quiet and established residential area in the popular village of Birkhill. The property is complemented by a generous monobloc driveway leading to a single garage, together with enclosed garden grounds to the front and rear. The house offers comfortable accommodation over two levels, with a practical layout and excellent storage, well suited to a range of buyers.

The property opens into an entrance hallway with carpeted flooring and a staircase leading to the upper floor. A useful cupboard is located beneath the stairs, providing additional storage. To the front of the property, the lounge is a bright and welcoming room, featuring a large window allowing for good natural light, carpeted flooring and an electric fireplace positioned on a timber surround, creating a pleasant focal point.

From the lounge, access is provided to both the dining room and the kitchen. The dining room is positioned to the rear of the property and offers ample space for a dining table and chairs. Sliding glazed doors lead directly into the conservatory, allowing a natural flow between the main living space and the garden. The kitchen is fitted with gloss cream wall and base units, complemented by coordinated worktops and a tiled splashback. Linoleum flooring extends throughout, with a rear-facing window positioned above the stainless-steel sink. Integrated appliances include a fridge freezer, oven, grill, and hob. A further door provides direct access into the conservatory.

The conservatory offers an attractive additional living area, featuring timber panelling and windows to two sides, overlooking the enclosed rear garden. This room provides a quiet and relaxing space, suitable for use throughout much of the year. The bathroom is finished with tiled walls and flooring and is fitted with a walk-in shower cubicle with wet wall surround. The WC and wash hand basin are incorporated within a bulkhead and vanity unit, providing useful storage.

On the upper floor, the principal bedroom is a generously sized room positioned to the rear of the property. It benefits from two rear-facing windows looking over the garden, along with a smaller side-facing window, creating a bright and airy space. Integrated wardrobes provide excellent storage, and there is access to the attic via a ceiling hatch. The second bedroom is located to the front of the property and is a well-proportioned room, suitable for a range of uses. In addition, there is a box room with a Velux window, offering flexible space ideal for use as a home office, dressing room or storage.

Externally, the enclosed rear garden is laid with a combination of patio and lawn, bordered by established flower beds containing mature plants and shrubs. A door provides access to the garage, and a gate leads through to the driveway. The front garden is finished with stone chips and a planted flower bed, with a low wall and hedge providing an attractive and defined boundary.

Overall, 10 Rosemount Crescent is a comfortable and well-proportioned home which would be particularly well suited to first-time buyers, downsizers, or those seeking a manageable property within a quiet village setting. Viewing is highly recommended to appreciate the layout, garden space and convenient parking on offer.



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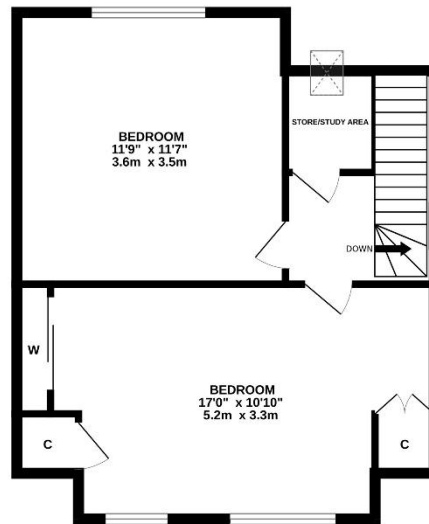
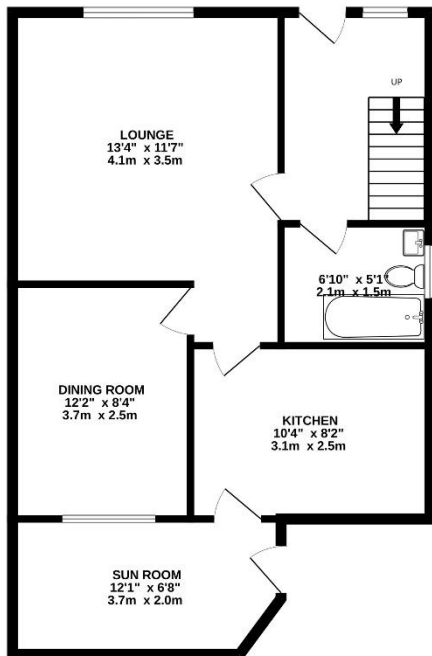
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GROUND FLOOR

1ST FLOOR



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