8 FOWLIS MILL, 1 SMIDDY BRAE, FOWLIS, BY DUNDEE, DD2 5SG
OFFERS OVER £260,000.00

LCD
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HOME REPORT VALUATION	**£260,000.00**
EPC RATING	**C**

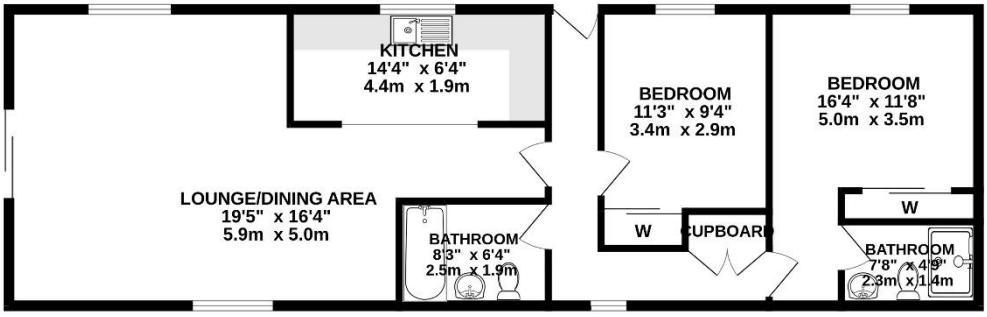
This is a fantastic opportunity to purchase an immaculately presented semi-detached bungalow situated within a prestigious converted Mill Development in the picturesque hamlet of Fowlis, on the outskirts of Dundee. The semi-rural location is ideally positioned for country living whilst being within a short drive of Dundee City Centre, and all of its amenities including Ninewells Hospital and the Universities. The property has been finished to an exceptional standard and is in move in condition. The property benefits from full double glazing and gas central heating, with attractive floor tiling throughout the majority of the accommodation. All blinds, curtains and light fittings will be included.

The accommodation opens via a welcoming L-shaped entrance hallway leading to all accommodation, and benefitting from a double floor to ceiling cupboard and a hatch to the large partially floored attic suitable for storage. The impressive living/dining/kitchen area benefits from triple aspect windows. The kitchen area is fully fitted with modern wall and base units incorporating an integrated oven and grill, hob, extractor hood, washing machine, dishwasher and fridge-freezer. The large open plan dining area has space for a large dining table and chairs. The spacious, both comfortable and cosy, living area benefits from double glazed patio doors leading to the side garden.

The main double bedroom overlooks the front of the property and benefits from floor to ceiling fitted wardrobes, with adjacent luxury shower room with fully tiled double shower cubicle. The second double bedroom again overlooks the front of the property and again benefits from floor to ceiling fitted wardrobes. The luxurious main family bathroom benefits from a 3-piece white suite with electric Mira shower above the bath.

To the front of the property there are low maintenance gardens consisting of attractive shrubs and plants. To the side of the property there is an enclosed cobbled seating area accessed from the lounge. The large secluded rear garden is mainly laid in lawn and benefits from a slabbed patio and an attractive flower bed. There is a natural waterfall and stream located close to the property and the private resident's car park has two allocated parking spaces exclusive to the property.

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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