



Offers Over £449,500



Exceptional opportunity to purchase this tastefully presented and upgraded detached villa located within the popular Piperdam Leisure, Fishing and Golf Complex. Facilities include restaurant, bar, gym, swimming pool, fishing and golf courses. The situation is ideal for nearby Dundee including: Ninewells Hospital, Technology Park, Universities, City Centre, Airport and Train Station both offering regular connections to the South of England.

Piperdam is a quality development of executive homes and this beautifully presented and upgraded property offers generous accommodation over two levels, with ground floor accommodation comprising: vestibule, large hallway, extensive lounge with bay window and log burner, dining room, extensive fitted family/kitchen featuring French doors, useful utility, study and W.C. The upper accommodation features: open plan/living/study area, modern bathroom with 4 piece suite, 5 double bedrooms most with fitted wardrobes whilst the master and bedroom two feature en-suite shower facilities.

The impressive list of attributes include: triple glazing, oil fired central heating, plantation style wooden blinds, carpets, mains showers, wood panelled, engineered wood flooring through most of the ground floor, tiled bathrooms, integrated double oven, hob, microwave, extractor, dishwasher, wine cooler, American washing machine machine and tumble dryer.

Externally the property benefits from a large Monobloc driveway which leads to a detached double garage featuring remote door access, power, light and water. The front garden is laid in lawn whilst the extensive enclosed rear garden is predominantly laid in lawn with terraces, borders and patio areas.

Viewing of this delightful home is essential to appreciate the quality, finish and desirable location on offer.



Room Dimensions

Lounge	26'8 x 13'4	(8.13m x 4.06m)
Dining	18'2 x 12'4	(5.54m x 3.76m)
Family Area	18'6 x 12'2	(5.64m x 3.71m)
Kitchen	15'4 x 11'2	(4.67m x 3.40m)
Study	14'0 x 8'1	(4.27m x 2.46m)
Utility	13'7 x 8'6	(4.14m x 2.59m)
W.C.	6'4 x 4'9	(1.93m x 1.45m)
Bathroom	13'8 x 8'5	(4.17m x 2.57m)
Bedroom 1	17'7 x 13'8	(5.36m x 4.17m)
En-Suite	14'4 x 7'0	(4.37m x 2.13m)
Bedroom 2	20'2 x 17'4	(6.15m x 5.28m)
En-Suite	10'3 x 8'0	(3.12m x 2.44m)
Bedroom 3	13'8 x 11'2	(4.17m x 3.40m)
Bedroom 4	12'2 x 9'0	(3.71m x 2.74m)
Bedroom 5	12'0 x 10'0	(3.66m x 3.05m)



GROUND FLOOR



1ST FLOOR





Thorntons

Let's get a move on!

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3 Public



Double Garage



5 Bed



EPC Rating



3 Bath



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.