

T: 01382 200099

E: dundee@thorntons-law.co.uk
www.thorntons-property.co.uk

Dundee | Anstruther | Arbroath | Cupar | Edinburgh
Forfar | Kirkcaldy | Montrose | Perth | St Andrews

Thorntons 
Let's get a move on!



15 Wood Road

| Birkhill | DD2 5PS



15 Wood Road

| Birkhill | DD2 5PS

Fixed Price £197,000

This is a fantastic opportunity to purchase a well presented detached family villa in a prime residential location. The subject property is situated in the highly sought-after Birkhill area which is located to the west of Dundee and is only a short drive from the main A90 ring road convenient for all areas of the city including proximity to Ninewells Hospital. No.15 Wood Road has spacious accommodation which comprises; Entrance vestibule, bright lounge, contemporary kitchen / dining room, W/C, bathroom suite, adaptable attic space and two well-proportioned double bedrooms. Practical attributes include gas fired central heating and double glazing.

Externally the property enjoys private garden grounds and two spacious external outbuildings with transparent canopy entrance cover, double glazing and shelving installed. There is a useful studio / storage space which is accessed via french doors to the front of the property. Vehicular needs are catered for through an extensive private driveway. This is an ideal family home and early viewing is highly recommended. Please note this property is of non-standard construction.



- Detached Villa
- Lounge
- Kitchen/Dining Room
- 2 Double Bedrooms
- Bathroom & W/C
- Adaptable Attic Space

- Gas Fired Central Heating
- Double Glazing
- Outbuilding & External Store
- Extensive Driveway
- Private Garden Grounds
- EPC D





Illustration For Identification Purposes Only. Not To Scale (ID536366 / Ref 69753)

| | | |
|-----------------------|---------------|---------------|
| Lounge | 10'03 x 14'01 | 3.12m x 4.29m |
| Kitchen / Dining Room | 19'00 x 18'10 | 5.79m x 5.74m |
| Bathroom | 5'06 x 5'00 | 1.68m x 1.52m |
| W/C | 3'08 x 4'09 | 1.12m x 1.45m |
| Bedroom | 10'01 x 11'00 | 3.07m x 3.35m |
| Bedroom | 11'08 x 10'00 | 3.56m x 3.05m |
| Attic 1 | 12'09 x 9'10 | 3.89m x 3.00m |
| Attic 2 | 9'10 x 19'08 | 3.00m x 5.99m |
| Studio Space | 11'00 x 20'05 | 3.35m x 6.22m |
| Outbuilding 1 | 13'07 x 5'09 | 4.14m x 1.75m |
| Outbuilding 2 | 13'07 x 5'09 | 4.14m x 1.75m |

Thorntons is a trading name of Thorntons LLP. 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.

aspc êspc fifêspc p̂spc t̂spc ŝpc
by arrangement scotland



Thorntons
Let's get a move on!

T: 01382 200099

E: dundee@thorntons-law.co.uk www.thorntons-property.co.uk

Dundee | Anstruther | Arbroath | Cupar | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth | St Andrews