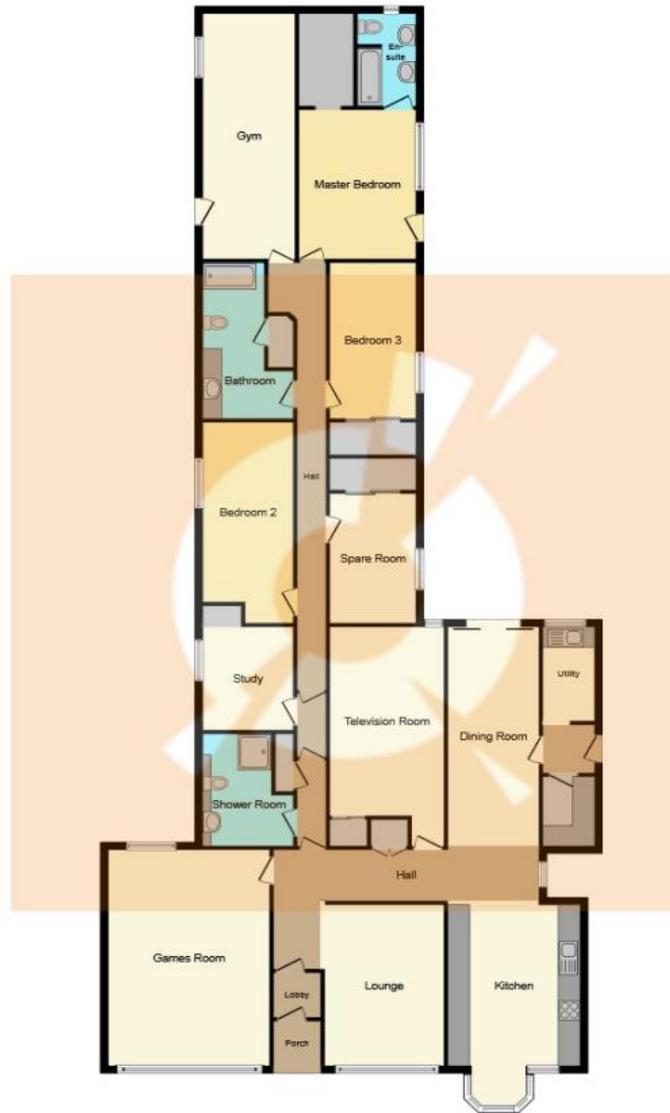




41a Highfield Place, Birkhill, Dundee.

Offers Over £400,000





Ground Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

If you have been searching for a property with an abundance of wow factor, you have certainly found it. This is a rare opportunity to purchase an exceptional, individually architect designed detached bungalow which has been extensively refurbished to the highest of specifications and decorated beautifully throughout with no expense spared by our clients to provide a stylish and contemporary family home. Externally, to the front of the property there is a gated gravel multi-car driveway providing ample parking for various vehicles. Access is via a stylish UPVC front door offering access in the first instance to the warm, welcoming entrance porch. Upon entering, you cannot help but be impressed by the fantastic scale and standard of finish this wonderful accommodation has to offer. The family lounge has been cleverly designed with access being via timber steps with a glass balustrade and the area is engulfed by natural daylight coming from substantial double glazed window formations. A wood-burning stove creates a wonderful focal point and fills this entire space with a delightful warmth and neutral fitted carpets further enhance the warm cosy feeling that you get when first entering this living space. The extensive open-plan dining kitchen is truly remarkable. It has been professionally installed to include a quality range of wall and base mounted units with striking countertops, creating a fashionable and efficient workspace. There are a host of integrated appliances to include an induction hob, Neff double oven, fridge freezer, Meile dishwasher and CDA draught beer dispenser which will all be included within the sale, making this a fantastic purchase for a variety of buyers. The kitchen further benefits from a centre island with breakfast bar, designated dining area and snug, presenting an exceptional space for family living and entertaining. There is a separate extended utility room housing additional space for larger appliances. A superb sociable decking area and large section laid to lawn can be accessed from bi-folding doors within the dining kitchen and is the ideal location for soaking up the summer sun. Fully enclosed and child friendly, this truly is the perfect garden for enjoying outdoor family fun.

There is a television room offering flexible living with a myriad of uses. This room currently provides a cosy space to relax and unwind during those cold winter evenings and the games room is a fantastic space for quality family time.

For those enjoying working from home, this is the perfect home where there is the ideal office space already in place with the study. There are also 2 loft spaces, one of which is particularly spacious.

The strikingly spacious master bedroom is a luxurious space with feature wall coverings and benefits from a walk-in wardrobe and stunning en-suite shower room and the 3 remaining bedrooms have been presented to an equally high standard. The present owners have taken the opportunity to convert what was originally the double garage to gain an impressive Home Gym which could easily be utilised as a 5th bedroom.

There is a super stylish shower room and the luxurious four-piece bathroom suite completes this outstanding accommodation internally. There is a free-standing bath, separate shower, w.c. and wash-hand-basin contained within a stylish white high-gloss vanity unit with chrome contemporary fixtures and fittings throughout. The ingenious design of this wonderful home maximises natural light throughout with skylights, large window formations and glass balustrades, enhancing the ultra-modern feel. The property further benefits from double-glazing and gas-central heating with underfloor heating in all wooden floored areas and all bathrooms. The attention to detail throughout this home is a credit to the current owners and we urge early viewing to avoid disappointment. The property is conveniently located in the picturesque village of Birkhill. Ninewells Hospital and Dundee Technology Park are less than a ten-minute drive away. The High School of Dundee is an independent, co-educational, day school in Dundee which provides nursery, primary and secondary education to just over one thousand pupils and close by is the University of Dundee. Both establishments are within a 15-minute drive. For detailed information on schooling, please use The Property Boom's catchment and performance tool on our website.

We would highly recommend an early viewing of this unique property. Viewing is by appointment - please contact The Property Boom to arrange a viewing or for any further information. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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