

Simple Approach



**8 Accordion Way, Dundee
Angus DD2 5RX**

Offers over £300,000

Simple Approach are delighted to welcome this immaculately presented, detached family home to the residential market. Set within the highly sought after location of Birkhill this property could not be better situated for its close proximity to all High Street shopping found in Dundee just a short drive away as well as more local amenities found in the village itself. This elegant and spacious property is the perfect purchase for any buyer looking for a move-in condition family home within a peaceful village location. This outstanding property is set over two floors and comprises a bright and welcoming lounge with ample space for family dining, a good sized modern fitted kitchen with adjoining utility room, a downstairs WC and a sizable ground floor bedroom with useful fitted storage space. Upstairs, the property enjoys three further bedrooms with master ensuite shower room and a fresh white family bathroom. The property benefits from ample storage space throughout with all bedrooms having fitted wardrobes and additional storage cupboards on both floors. Externally the property sits on the most stunning plot of land, benefiting from a large driveway suitable for multiple cars, a privately owned garage and a large, fully enclosed rear garden. The accommodation has overall been tastefully decorated in neutral tones throughout, buyers must view this property in order to appreciate the quality of home and location on offer.

Entrance Hallway

12'2" x 10'0" (3.71 x 3.06)

Lounge

17'10" x 24'2" (5.45 x 7.38)

Bedroom

7'11" x 11'3" (2.42 x 3.43)

Kitchen

11'5" x 17'5" (3.48 x 5.32)

Utility

6'0" x 6'3" (1.83 x 1.91)

w/c

5'0" x 6'0" (1.53 x 1.83)

Bedroom

10'1" x 13'9" (3.08 x 4.21)

Ensuite

4'6" x 8'7" (1.38 x 2.62)

Bathroom

7'7" x 6'2" (2.33 x 1.88)

Bedroom

7'3" x 12'5" (2.22 x 3.80)

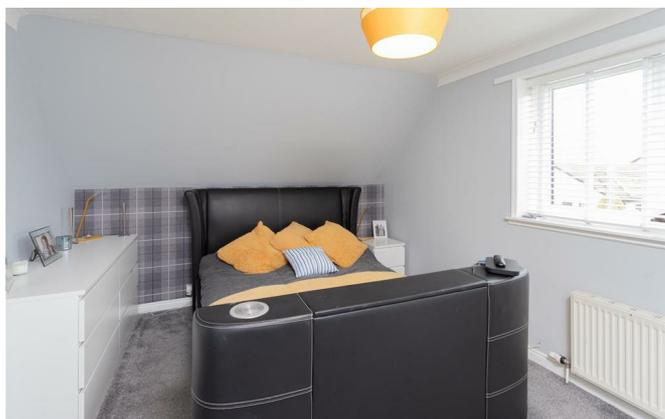
Bedroom

8'6" x 9'3" (2.61 x 2.83)





- Beautifully Presented Detached Property
- Large Driveway With Single Garage
- Large Fully Enclosed Rear Garden
- Four Generous Bedrooms With Master EnSite
- Sizable Lounge
- Ideal Village Location
- Substantial Modern Fitted Kitchen





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		80
(81-91) B	72	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	