

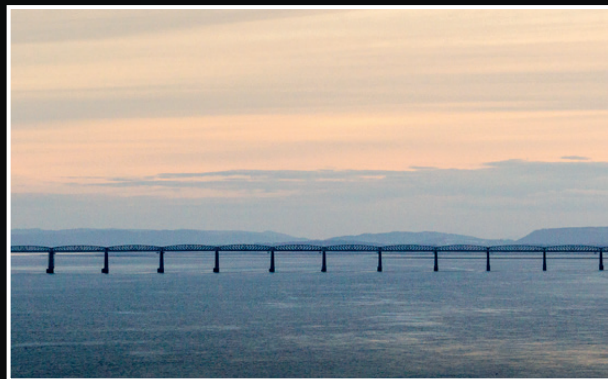


**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01382 721 212

**25 Backmuir Drive**

BIRKHILL, DUNDEE, ANGUS, DD2 5RA





# THE LOCATION

Birkhill is a popular village located north-west of the city of Dundee with Camperdown Park and Downfield Golf club close by along with all the amenities of the City to hand.

Birkhill has good primary schooling and local village inn. The city of Dundee is situated on the north bank of the Firth of Tay, and bounded by the Sidlaw Hills, modern Dundee is known as the ‘City of Discovery’ - a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland’s fourth-largest city. Dundee has two world-class universities, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all the family.



# THE PROPERTY

Set in a popular residential area, number 25 is a delightful four-bedroom, semi-detached villa with a drive for several cars. Fresh and “ready to go” this home is impressive offering a spacious lounge. A feature has been made by French doors leading out to the front gardens. The dining/kitchen where a door reveals the garden to the rear. The kitchen is resplendent in its simplicity with wall and base units and provides more than enough worktop space. The family shower room is on the ground floor. A large double bedroom is also located on the ground level.

To the upper level, there are three good sized double bedrooms two of which offer double wardrobes, the quality sized family bathroom with shower completes the internal accommodation on offer

Off-street parking is provided to the front of the house by a lengthy driveway. The neat rear garden is a bonus providing low maintenance outdoor space where one can relax and play.

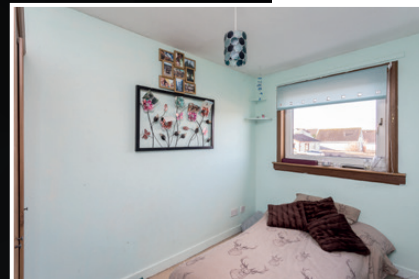


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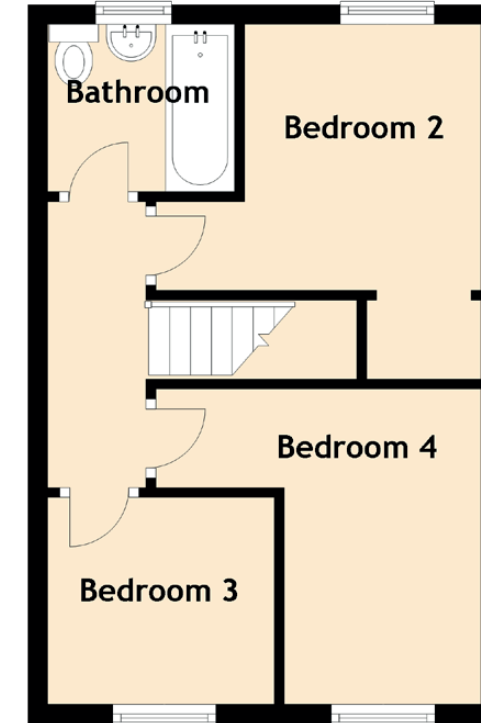
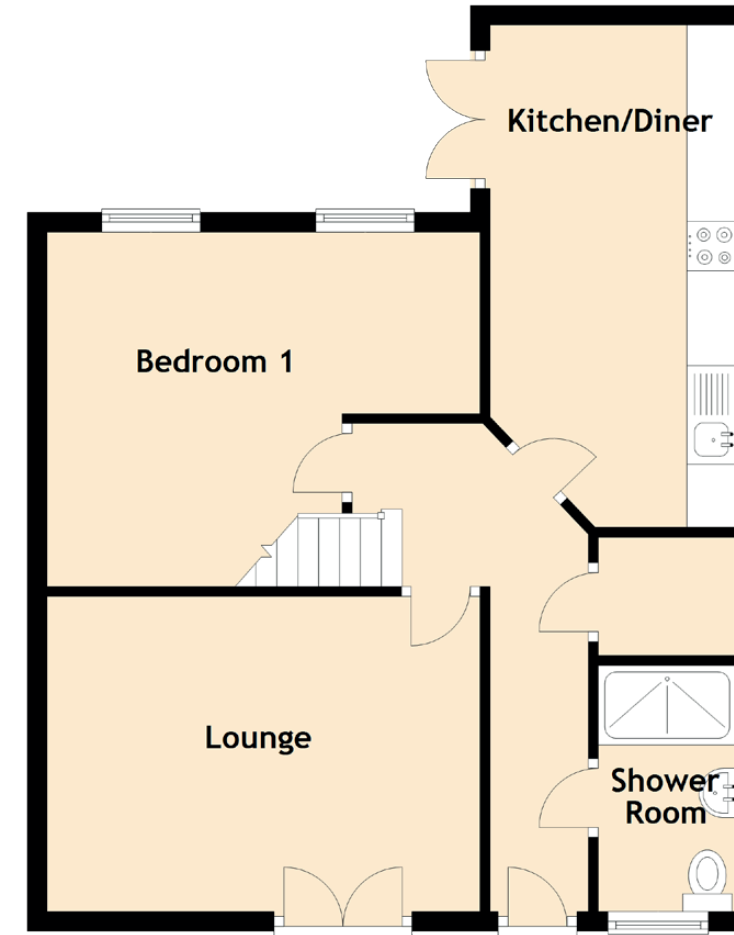




## BEDROOMS & BATHROOMS



## THE DETAILS



Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	5.10m (16'9") x 2.50m (8'2")
Lounge	4.40m (14'5") x 3.20m (10'6")
Bedroom 1	4.40m (14'5") x 3.60m (11'10")
Bedroom 2	2.70m (8'10") x 2.00m (6'7")
Bedroom 3	2.40m (7'10") x 2.20m (7'3")
Bedroom 4	3.30m (10'10") x 3.20m (10'6")
Bathroom	1.90m (6'3") x 1.70m (5'7")
Shower Room	2.50m (8'2") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup>

EPC Rating: D

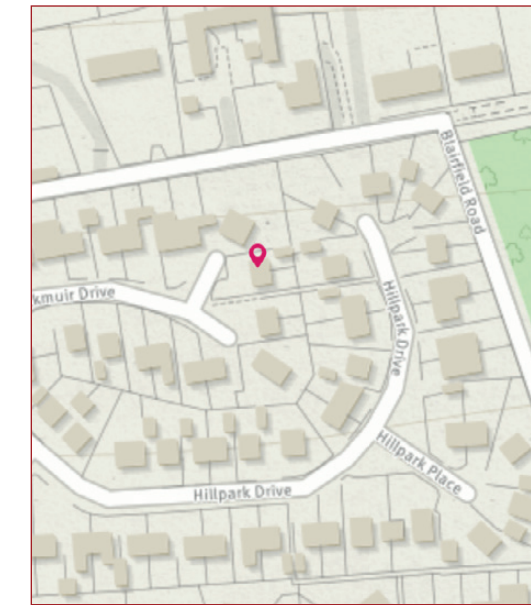


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Text and description  
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