



**HARMONY HOMES**  
ESTATE AGENCY



7 Piperdam Drive, Fowlis, DD2 5LY

Offers over £460,000



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Offers over £460,000

# 7 Piperdam Drive

Fowlis, DD2 5LY

!!!! CLOSING DATE SET FOR THURSDAY 11TH JULY AT 12PM !!!!

Nestled in the prestigious Piperdam development, this stunning Sandringham Kirkwood style home on Piperdam Drive offers the perfect blend of rural living and modern convenience. Just a short 10-minute drive from Dundee, this property boasts not only a prime location but also easy access to the bustling city life.

This spacious house is a true gem, featuring two reception rooms, two bathrooms, and five bedrooms, making it an ideal space for a growing family or those who love to entertain. The property is in pristine condition, exuding elegance and charm in every corner.

Step inside to discover a generous-sized lounge, a sunroom that bathes in natural light, a modern kitchen with a dining area and island, as well as a separate dining room for hosting special gatherings. The five bedrooms offer ample space for relaxation and privacy, ensuring everyone in the household has their own sanctuary.

Outside, the lovely wrap-around garden beckons you to enjoy the outdoors, complete with a charming summer house where you can unwind and soak in the tranquillity of the surroundings.

Located within the catchment area of the highly-regarded Birkhill and Monifieth High schools, this property not only provides a beautiful living space but also ensures access to excellent education. With transportation to and from school readily available, this home offers both luxury and practicality.

Don't miss the opportunity to make this dream home yours and experience the best of countryside living with city amenities just a stone's throw away.



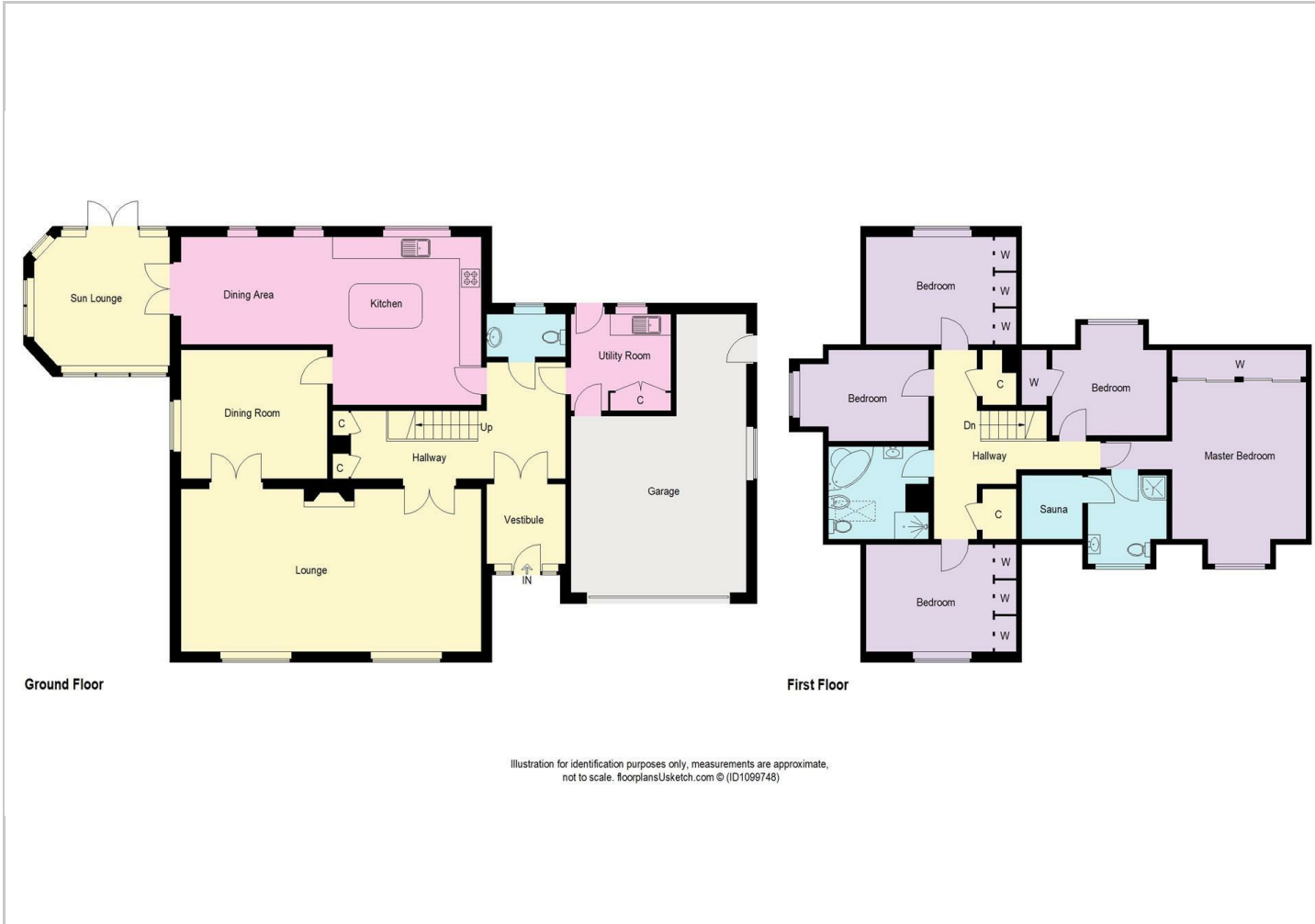


**Directions**

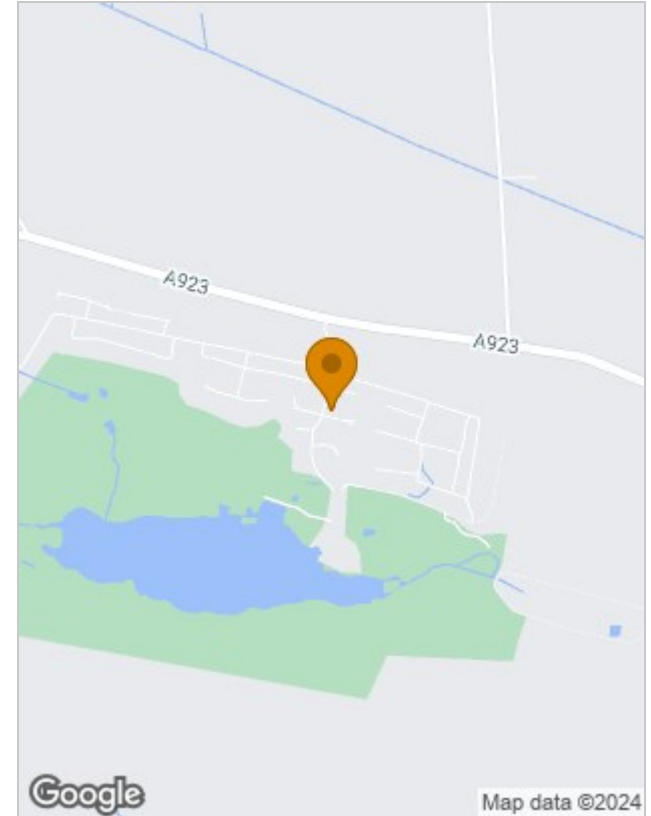




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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