



HARMONY HOMES
ESTATE AGENCY



3 Young Avenue, Birkhill, DD2 5RZ

Offers over £250,000



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2



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Birkhill, DD2 5RZ

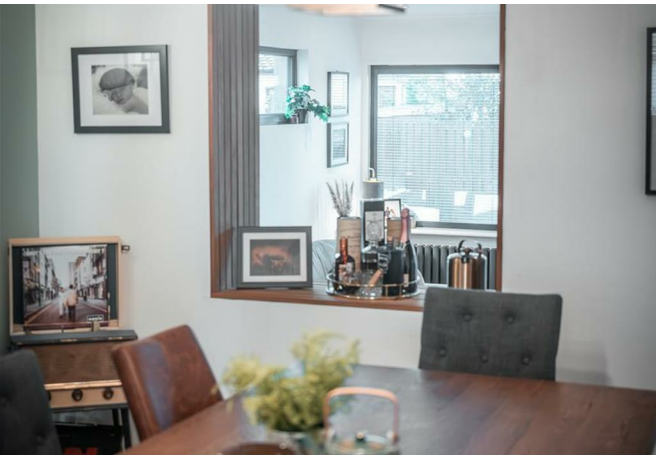
Nestled in the peaceful cul-de-sac of Young Avenue, Birkhill, this modern semi-detached home offers a delightful family home, perfect for those seeking comfort and convenience. Built in 2005, the property is presented in excellent condition, making it an ideal choice for families.

Upon entering, you are greeted by a spacious hallway that leads to a contemporary open-plan kitchen, dining, and living area. This inviting space is designed for both relaxation and entertaining, featuring patio doors that seamlessly connect the indoors to the charming rear garden, allowing for an abundance of natural light.

The upper level of the home boasts a well-appointed master bedroom, complete with fitted wardrobes and a newly fitted ensuite that exudes modern elegance. Additionally, there are two further bedrooms, perfect for children or guests, along with a stylish family bathroom that caters to the needs of the household.

Convenience is further enhanced by a downstairs W/C and two practical storage cupboards, ensuring that the home remains clutter-free. The property also benefits from a driveway to the side, providing off-street parking for your vehicles.

Located just a short walk from Birkhill Primary School, this property is ideally situated for families with children. The sought-after Birkhill area offers a peaceful environment while still being within easy reach of local amenities. This charming home is a wonderful opportunity for those looking to settle in a friendly community. Don't miss your chance to make this lovely property your own.





Directions

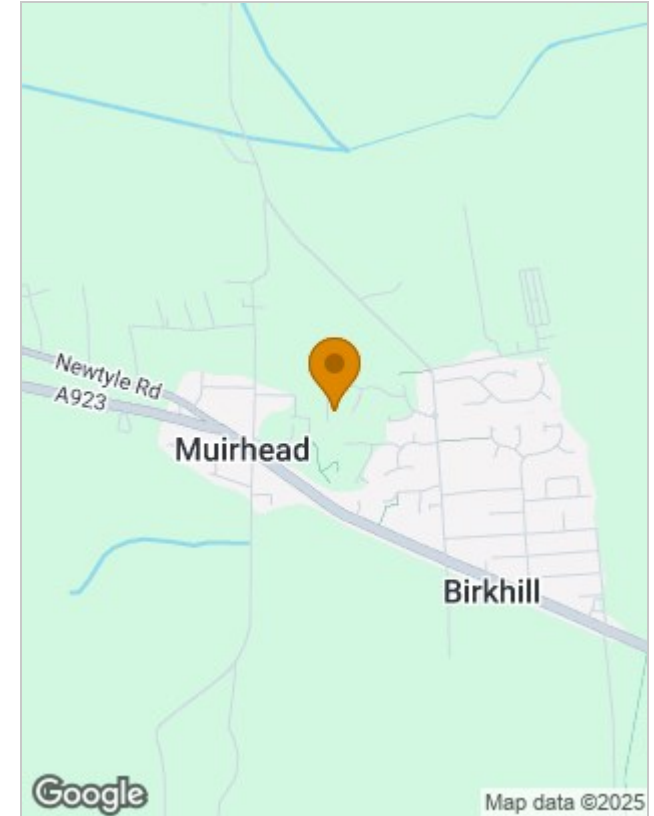




Floor Plans



Location Map



Energy Performance Graph

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

10 Troon Crescent, Dundee, Angus, DD2 3FS

Tel: 01382 819155 Email: hello@harmonyhomesestateagency.com www.harmonyhomesestateagency.com