



HARMONY HOMES
ESTATE AGENCY



FOR SALE
HARMONY HOMES
01382 819155

6 Young Avenue, Birkhill, DD2 5RZ

Offers over £220,000



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Offers over £220,000

6 Young Avenue

Birkhill, DD2 5RZ

Nestled in the tranquil cul-de-sac of Young Avenue, Birkhill, this immaculate semi-detached house offers a perfect blend of comfort and modern living. Built in 2005, the property spans an impressive 926 square feet and is ready for you to move in without delay.

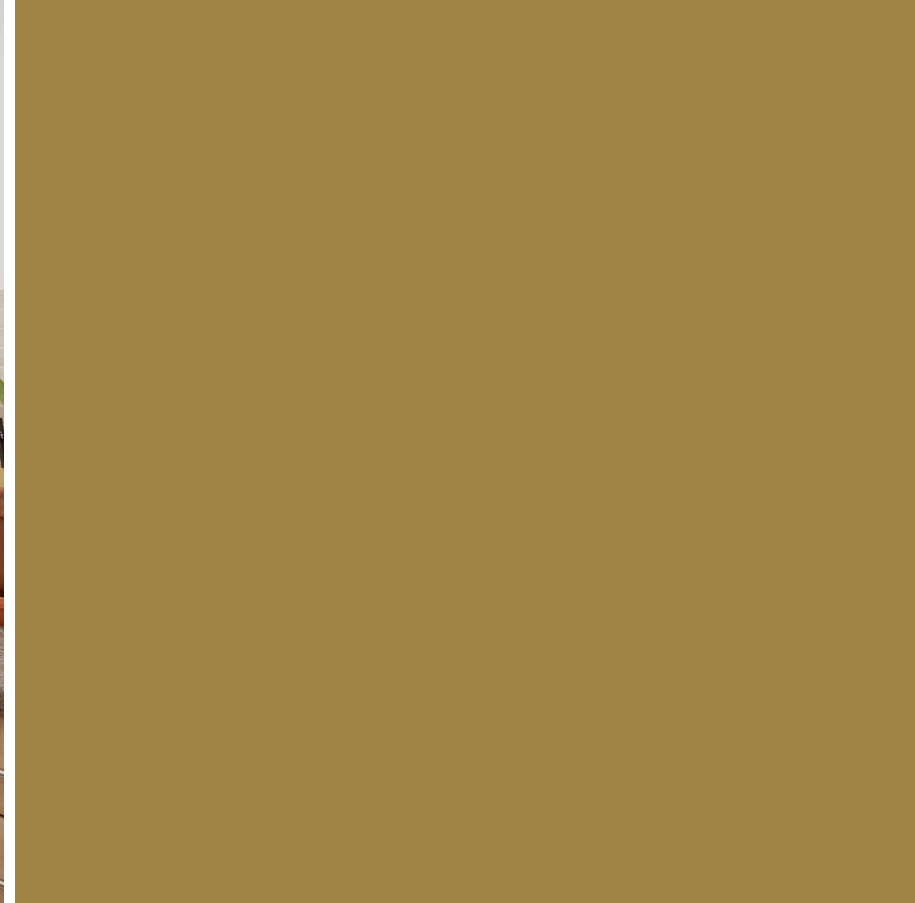
Upon entering, you are greeted by a bright and spacious lounge, ideal for family gatherings or quiet evenings. The ground floor also features a convenient W/C and a well-appointed kitchen, complete with fitted appliances and patio doors that lead to a delightful, low-maintenance garden. This enclosed sunny rear garden provides a perfect outdoor space for relaxation or entertaining.

The first floor boasts three bedrooms, each freshly decorated to create a welcoming atmosphere. The family bathroom is conveniently located upstairs, ensuring ease of access for all.

With parking available for two vehicles, this property is not only practical but also perfectly positioned within walking distance to the highly sought-after Birkhill Primary School and nursery. Additionally, it falls within the catchment area for Monifieth High School, making it an excellent choice for families.

The property has been meticulously maintained, with a new boiler installed at the end of 2024, ensuring peace of mind for the new owners. This home truly represents a wonderful opportunity for those seeking a fresh, modern residence in a quiet and friendly neighbourhood. Don't miss your chance to make this lovely house your new home.





Directions

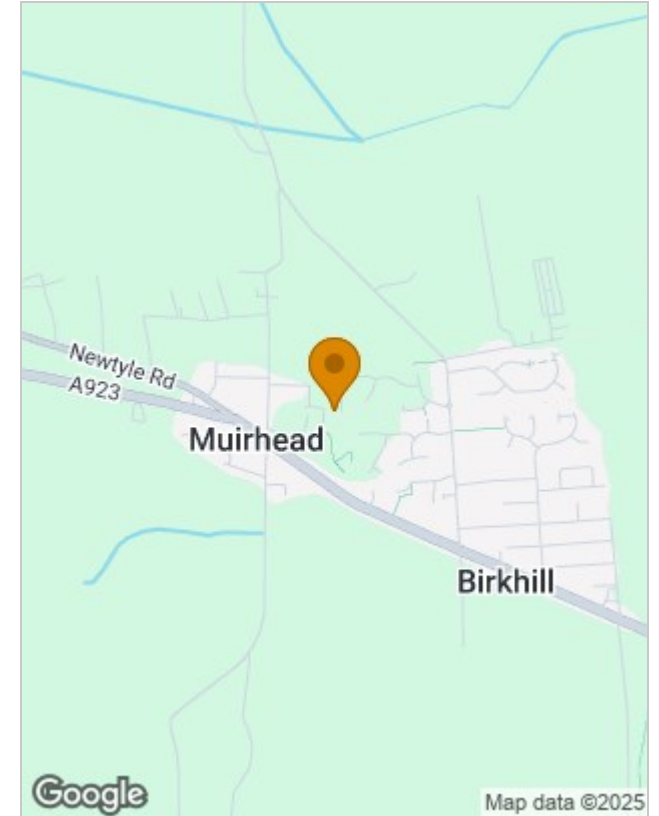




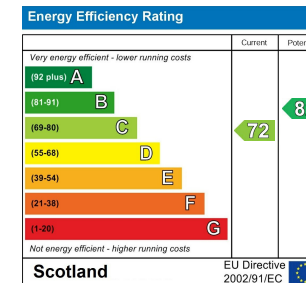
Floor Plans



Location Map



Energy Performance Graph



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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