



HARMONY HOMES
ESTATE AGENCY



234 Coupar Angus Road, Muirhead, DD2 5QN

Offers over £469,000



4



2



3





Offers over £469,000

234 Coupar Angus Road

Muirhead, DD2 5QN

Home report value £475,00

Nestled on Coupar Angus Road in the charming village of Muirhead, this substantial detached Victorian villa, built in 1860, offers a delightful blend of classic elegance and modern convenience. Spanning an impressive 1,981 square feet, the property boasts three reception rooms and four spacious bedrooms, making it an ideal family home.

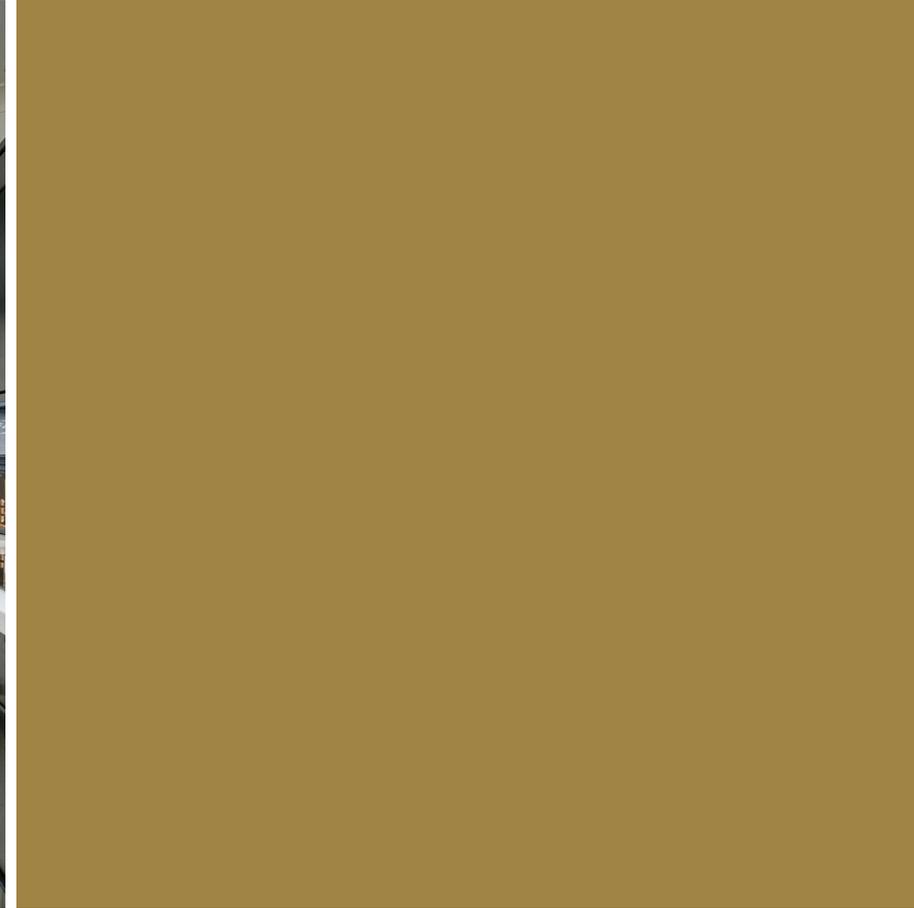
As you enter, you are greeted by a welcoming porch and a grand hallway that leads to an open-plan lounge and kitchen. The lounge is bathed in natural light, thanks to its large windows, and features a cosy wood-burning stove, perfect for those chilly evenings. The modern kitchen is equipped with an American-style fridge freezer with a water dispenser and integrated appliances, ensuring both style and functionality. A separate dining room, also with a wood burner, provides an inviting space for family meals, while a sunroom overlooks the beautiful, sunny, and private rear garden.

The ground floor further includes a convenient w/c, a sauna, and an office room, catering to all your lifestyle needs. Ascend the split staircase to discover four well-appointed bedrooms, including a walk-in wardrobe, and a family bathroom that features a luxurious freestanding bath and a separate shower. The loft has been floored and carpeted, offering additional storage.

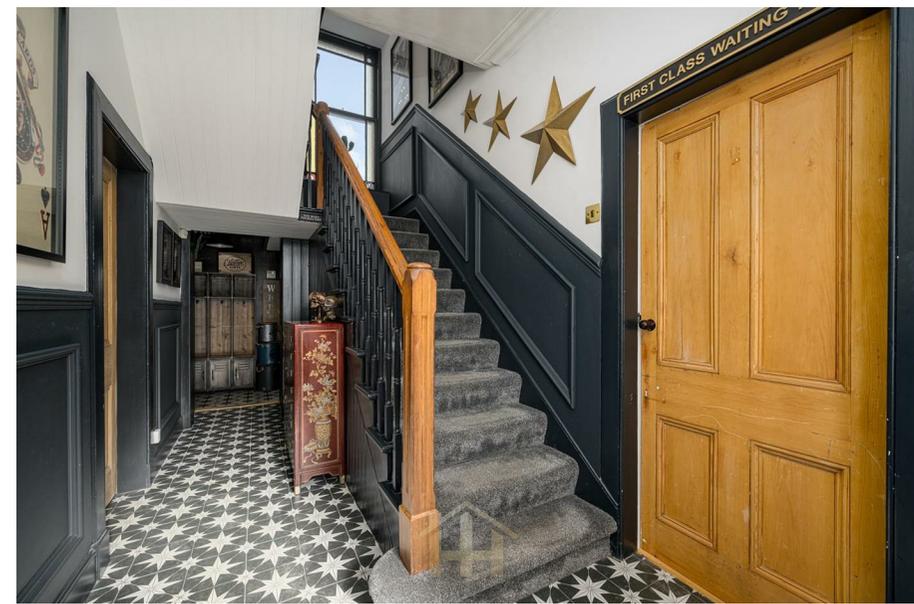
The property is set within generous garden grounds, complete with a large bar/games room and a sizeable driveway with gates, ensuring ample parking. Traditional walls and metal railings define the boundaries, adding to the home's character.

Located in a friendly community, this home is within the catchment area for Birkhill Primary and Monifieth High School, with nursery facilities just a short walk away. Local amenities, including a medical centre, chemist, post office, and shops, are conveniently close, while Ninewells Hospital and Dundee city centre are only a 15-minute drive away. This property truly offers a unique opportunity to enjoy rural living



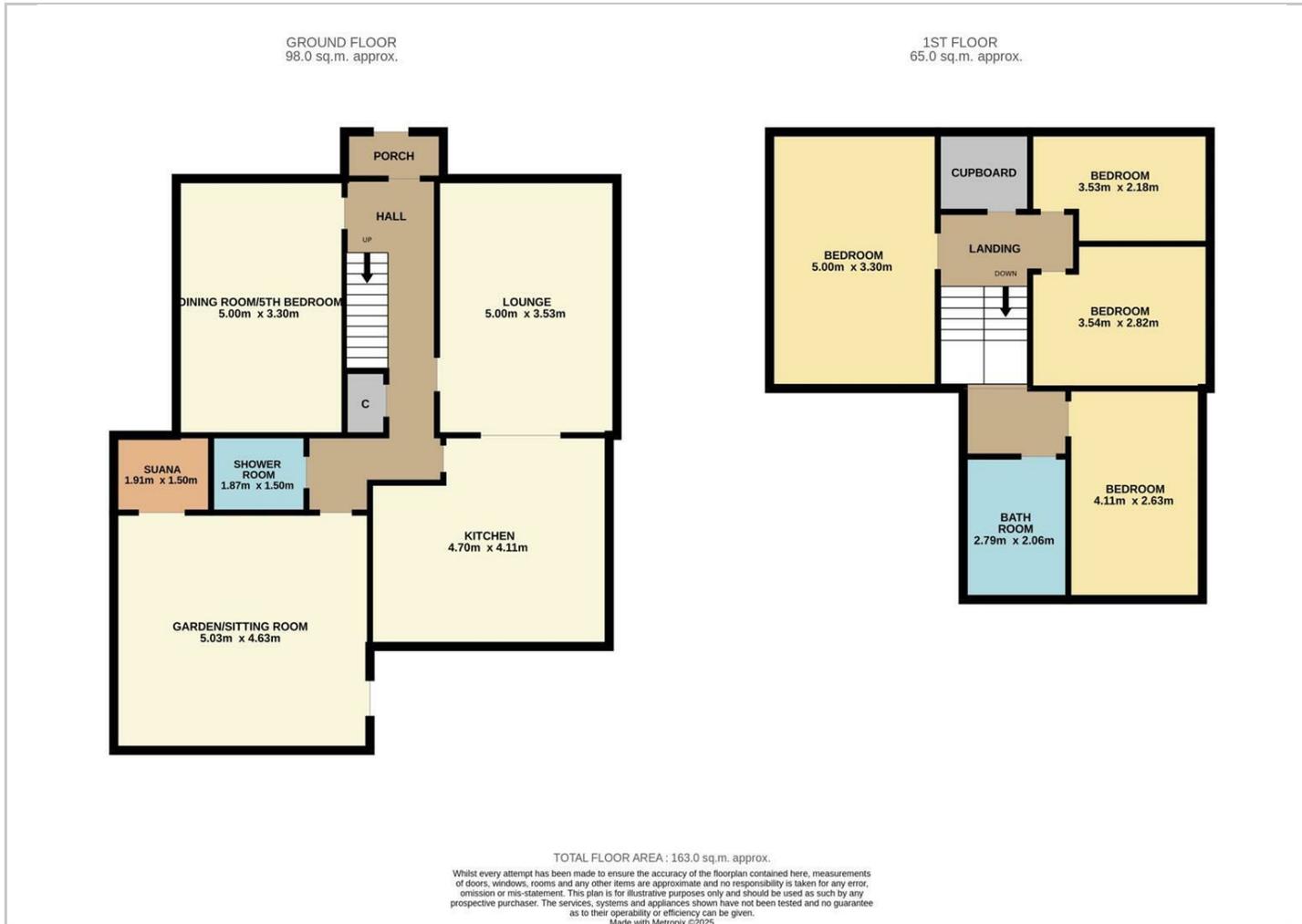


Directions





Floor Plans



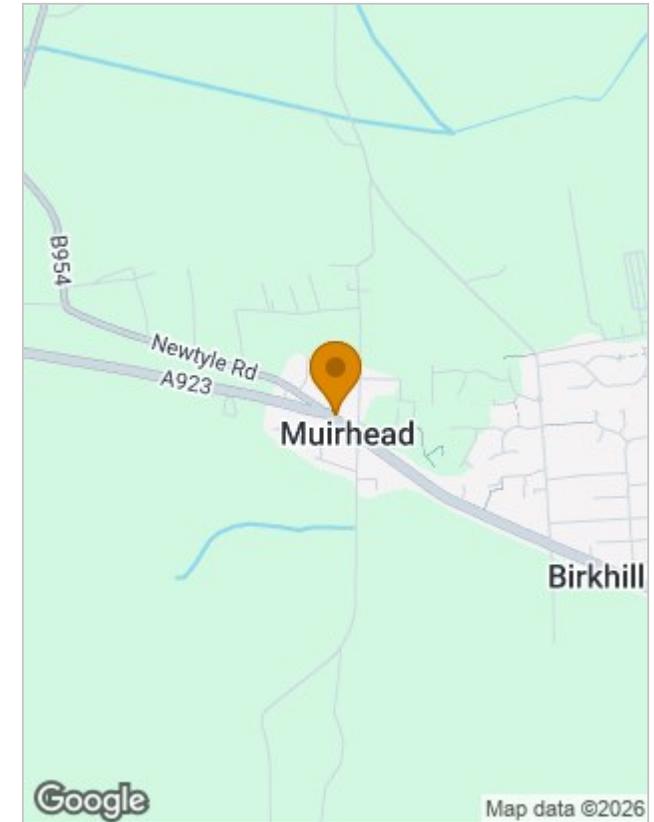
Viewing

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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Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	