



**2 OSPREY VIEW
PIPERDAM
FOWLIS
BY DUNDEE
DD2 5LZ**

Home Report Valuation £370,000

FIXED PRICE £350,000

- SPACIOUS DETACHED VILLA
- 4 PUBLIC ROOMS
- 4/5 BEDROOMS (1 EN-SUITE)
- DINING KITCHEN; UTILITY ROOM
- GF TOILET; BATHROOM
- DOUBLE INTEGRAL GARAGE
- GCH; DG; ALARM
- LARGE LANDSCAPED GARDENS
- VIEWS OF LOCH & HILLS



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This recently built (2000), very spacious and individually designed, **DETACHED VILLA** is situated in a small, quiet cul-de-sac on an elevated south facing position with views of the Loch, Golf Course and Blacklaw Hill. The property forms part of the prestigious and select Piperdam Development within a semi rural and luxury leisure resort setting about 7 miles west of Dundee City Centre.

The house benefits from full oil fired central heating with thermostatic controlled radiators, propane gas fire, full double glazed windows and 2.7m high ground floor ceilings. The very spacious accommodation includes a large lounge with adjoining sun lounge, separate dining room and a fully fitted kitchen with breakfast bar and adjoining utility room. On the half landing is a study area and a family lounge/bedroom 5. The upper floor includes a master bedroom en-suite, 3 further bedrooms and a large family bathroom.

Finished to a high standard this 4/5 bedroom villa with integral double garage and large monoblock driveway is set within extensive landscaped garden grounds with pebble stone stream, raised timber deck and several large outbuildings.

Situation

The house forms part of an integrated Executive Housing Development adjacent to the luxury Piperdam Golf & Leisure Resort which has its own 40 acre Trout Fishing Loch and 18 hole Championship Golf Courses. Piperdam is set in a bowl surrounding Piperdam Loch which includes the golf courses, leisure resort facilities and woodland walks. The resort facilities include swimming pool, saunas, fitness suite and also a lounge bar, restaurant and function suites. Additional facilities include a children's play park and fishing pond and golf driving range. Further leisure facilities are planned. Piperdam is a unique Country Park Development which provides a quiet and relaxing area to live in yet has the benefit of many recreational, outdoor and social facilities close at hand. Located about 3 miles west of the villages of Birkhill/Muirhead and Liff, which provide excellent local facilities including primary and nursery schools. Piperdam is about 7 miles from Dundee City Centre and 15/20 minutes drive from Ninewells Hospital, the Technology Park and Dundee's Universities.

Dundee being Scotland's 4th largest city, has all the amenities expected of a major centre with outstanding social, leisure, consumer, retail and sporting amenities and with private education at Dundee High School. It also has the benefit of a main line railway station with regular connections to both north and south. Riverside Airport offers daily commuter flights. Piperdam's location makes it highly convenient for the west of Dundee and with easy access into the city centre. There is also quick and easy access to the A90 dual carriageway (Dundee to Perth) which in turn connects to the central motorway. Within 25 minutes drive is Perth and access to the Highlands and within 40 minutes drive are Rosemount, Gleneagles, St Andrews and Carnoustie Championship Golf Courses.

Directions

From Dundee exit the Kingsway bypass at Camperdown Park signposted "A923 – Coupar Angus". Travel through Birkhill and at Muirhead take the left fork towards Coupar Angus. About 3 miles on turn off into Piperdam Golf and Leisure Resort. Proceed up Piperdam Drive. Take first right into Osprey Road. Take first left into Osprey View. Take 2nd right into the cul-de-sac.



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ACCOMMODATION

Ground Floor

Entrance Vestibule; Entrance Hall; Toilet; Lounge; Dining Room; Sun Lounge; Kitchen/Dinette; Utility Room.

Half Landing

Study Area; Family Lounge/Bedroom 5.

Upper Floor

Hall; Master Bedroom En-suite; Further Double Bedrooms; Family Bathroom.

OUTSIDE

Large integral double garage; large monoblock driveway; large landscaped gardens.

GENERAL:-

PRICE

Fixed Price £350,000.

EXTRAS

Included are all fitted carpets, blinds, curtains, some light fittings, cooker range, fridge, microwave, dishwasher.

Excluded are: light fittings in lounge, dining room and toilet; mahogany wall mirror; hall table mirror and shelf; vestibule wall cabinet and hall stand; brass fireplace fenders; garden ornaments including fountain, large urn, chimney pots with planters, mangles, moveable flower and shrub plant pots, plastic storage unit and garden furniture.

ENTRY

By arrangement.

VIEWING

Telephone Michael A. Brown Solicitor on 01382 204242 **or clients direct on 01382 581714.**

LOCATION

Situated off the Coupar Angus Road. 3 miles west of Birkhill/Muirhead and 7 miles west of Dundee City Centre.



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GROUND FLOOR:

ENTRANCE VESTIBULE

A hardwood entrance door with double glazed side screen leads in from the front garden. Ceramic tiled floor. Pine dado rail. Multi pane glazed door with glazed side screen leads into the entrance hall. Radiator.

ENTRANCE HALL

Walk-in cloaks cupboard with light and housing electrics consumer unit and alarm control box. Large under stairs storage cupboard with light. Pine balustrade stair leads to the upper floor. 2 radiators.

TOILET

6'6" x 4' (2.0m x 1.2m) approx. Fully wall and floor ceramic tiled. White toilet and pedestal wash-hand basin. Wall mirror. Extractor fan. Radiator.

LOUNGE

23'8" x 13'6" (7.2m x 4.1m) approx. A very bright and spacious lounge with large double glazed bay window affording wonderful south facing views over part of the Loch, Golf Course and Blacklaw Hill beyond. Additional double glazed window overlooks the rear garden. Egg and dart plaster cornice and centre rose. Pitch pine mantel fireplace with ornate cast iron and brass inset. Tiled hearth and gas living flame fire (the brass fenders are excluded). Separate glazed doors afford access to hall, dining room and sun lounge. TV point. 2 radiators.

SUN LOUNGE

13'9" x 12'9" (4.2m x 3.9m) approx. A spacious, fully double glazed conservatory sun lounge with insulated and slate covered roof. South facing with views to the loch and beyond. Double glazed patio doors lead out on to the rear garden. Pine floor. Low voltage ceiling downlights. TV point. Radiator.

DINING ROOM

12'9" x 10'10" (3.9m x 3.3m) approx. With separate glazed doors to the lounge and hall. Double glazed window overlooks the rear garden. Radiator.

DINING KITCHEN

14'6" x 10'10" (4.4m x 3.3m) approx. Fully fitted with traditional solid antique pine wall and base units and granite effect worktops. Integrated breakfast bar. Large display kitchen cabinet. Splashback mosaic tiling. Large Belling Farmhouse Cook Centre with four rings and hot plate, double oven and grill. Built-in microwave oven. Integral fridge and dishwasher. Inset stainless steel sink with drainer and mixer tap. Pine mantel fireplace with tiled inset. Pine laminate flooring. Low voltage ceiling downlights. Double glazed window overlooks the rear garden. Roller blind. Glazed external door to rear garden. TV and telephone points. Radiator.



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UTILITY ROOM

15' x 6'4" (4.5m x 1.9m) approx. Fitted with base unit incorporating stainless steel 1½ bowl sink with drainer and mixer tap. Plumbed for automatic washing machine and space for tumble dryer. Wall units. Space for 2 upright fridge freezers. Ceramic tiled floor. Shelved and railed wall cupboard housing Trianco oil boiler. Double glazed window overlooks the side garden. Roller blind. Courtesy side door to integral garage. Radiator.

HALF LANDING:

Ceiling height of 7'11" (2.4m) approx. A balustrade stair leads to the half landing. Built-in shelved storage cupboard. Built-in shelved cupboard housing hot water tank. Radiator.

STUDY AREA

11'2" x 7'6" (3.4m x 2.3m) approx. A sizeable study area with ample room for 2 large desks and equipment. Partly wall shelved. Ceiling spotlights. 2 velux windows. 2 telephone points.

FAMILY LOUNGE/ BEDROOM 5

17'6" x 11'10" (5.3m x 3.6m) approx. A comfortable lounge which could equally be used as a further double bedroom. 2 double glazed windows afford south and west facing views over the loch and the golf course. Roller blinds. Ceiling spotlights. 2 telephone points. 2 radiators.

UPPER FLOOR:

HALL

The balustrade stair continues to the upper floor.

MASTER BEDROOM

16'5" x 10'7" (4.0m x 3.2m) approx. A spacious double bedroom with large walk-in wardrobe cupboard, shelved and railed and with light. Double glazed window north facing overlooks rear gardens and beyond. 2 TV points. 2 radiators.

EN-SUITE

10'7" x 5' (3.2m x 1.5m) approx. Ceramic tiled floor and tiled to dado height. Modern vanity units incorporating wall cupboards, mirror and downlights. Inset wash-hand basin with brass taps. Fully tiled shower cubicle with mira power shower. Recessed low voltage downlights. Opaque double glazed window. Extractor fan.

DOUBLE BEDROOM 2

13'1" x 10'7" (4.0m x 3.2m) approx. Built in triple, shelved and railed triple wardrobe with mirrored sliding doors. Double glazed window overlooks the rear garden. Roller blind. Recessed ceiling downlights. 2 TV points. Radiator.



DOUBLE BEDROOM 3 11'11" x 9'6" (3.6m x 2.9m) approx. Built-in double, shelved and railed double wardrobe with pine doors. Double glazed window affords south views of the loch and beyond. Roller blind. Pine floor. 2 TV points. Radiator.

DOUBLE BEDROOM 4 10'7" x 9'6" (3.2m x 2.5m) approx. Full length modern beech wardrobe units. Double glazed window overlooks the rear garden. Hatch to attic suitable for storage. Radiator.

BATHROOM 11'10" x 8'4" (3.6m x 2.5m) approx. Ceramic tiled floor and wall tiled to dado height. Built-in and tiled surround white bath. Pedestal wash-hand basin and toilet. Large glazed shower quadrant with mira power shower. Pine bathroom cabinet with inset glazing. Wall mirror and shaver point. Recessed ceiling low voltage downlights. Opaque double glazed window. Roller blind. Extractor fan.

INTEGRAL GARAGE 20'8" x 18'8" (6.3m x 5.7m) approx. Large integral garage with pair of electric remote controlled operated doors. Power and light. 2 double glazed side windows. Courtesy door to side garden.

GARDENS The **front garden** is very attractively landscaped and laid out with lawn, flowerbeds and shrubs and bushes. The pebble stone garden with shrubs and plants incorporates pebble stream. The garden is enclosed from the cul-de-sac by double stone wall with internal planters. There is a large clay monoblock driveway with rope twist edging and ample parking for several cars to the integral garage. Lovely south facing views of part of the Loch, Golf Course and Blacklaw Hill.

The **side garden** is laid out with stone-flag paving with stone chips, trees and shrubs. There is a stone-flag drying area with rotary clothes dryer. Oil storage tank. A range of integral exterior stores comprises garden store, shelved storage/workshop and bin storage with dual calor gas cylinders.

The sizeable **rear garden** is enclosed by timber fencing and attractively laid out with large lawn, shrubs and flowerbeds and stone-flagged paths. There is a large raised timber deck in a sunny location. Timber outbuildings include (1) large games room/summerhouse which is fully lined and insulated with double glazed windows and double french doors, wooden venetian blinds and power and light. (2) large garage sized shed with double doors and lights. (3) small garden shed. There is outside security lighting around the house and outside water taps located at the back door from the kitchen to garden and in bin recess area. There is also a tap in the garage to access the front garden.



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Ref: MAB/FW/C30

These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale. All measurements are approximate and not warranted.

 **TSPC**

 INVESTORS
IN PEOPLE



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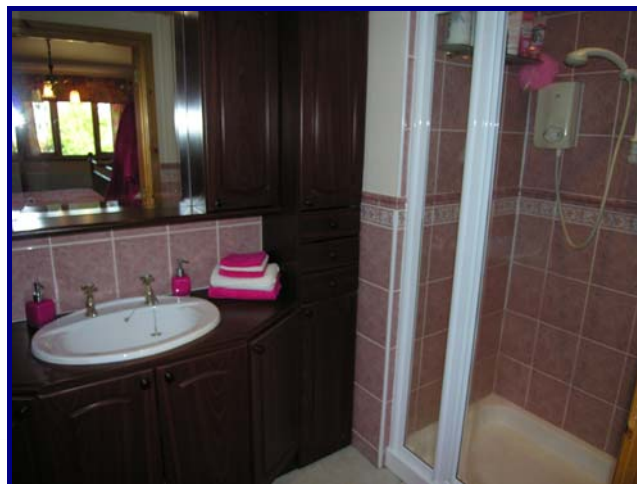
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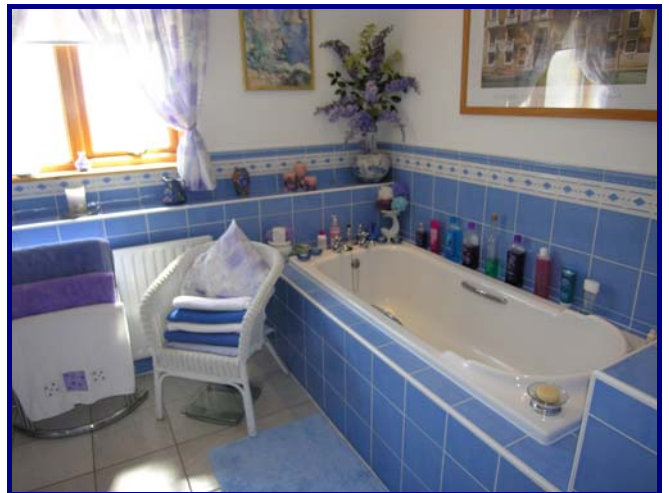
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