



THORNTONS
property services



New Build Villas Donavin Homes

Sidlaw Court, Birkhill

**New build luxury villas
Plot 1 ready for occupancy
Entrance hall, lounge, family room/dining room
Kitchen/dining area, utility room, cloaks/WC &
bathroom
Four bedrooms (master en suite)
Bathroom, double integral garage
CH, DG, Neff appliances, turfed gardens, mono bloc
driveway**

Fixed Price £299,950

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Plot 1 Sidlaw Court Dronley Road Birkhill

This spacious new build home by Donavin Homes is located on Plot 1, completed and ready for early occupancy.

Generously proportioned rooms throughout will cater comfortably for the needs of the larger family. The garden ground has been turfed to the front and rear, has mono bloc parking facilities and benefits from wooden fencing on the side and rear boundaries.

This well appointed home incorporates gas central heating, double glazing, full tiling to the bathroom and en suite and has a quality fitted kitchen with an impressive range of Neff appliances.

Plot 1 enjoys direct private access from Sidlaw Gardens which is a well established street in the popular village of Birkhill on the outskirts of Dundee City.

This is an excellent opportunity to obtain ready to live in new build family accommodation in a sought after village location with village school, shops, hotel and garage whilst Dundee City and major routes north and south is a short drive away.

How to Get There : Traveling from Dundee into Birkhill on Coupar Angus Road turn right thereafter into Dronley Road and the development is on the left hand side. Plot one is accessed by turning left beyond the site into Sidlaw Gardens and is thereafter on the left hand side.

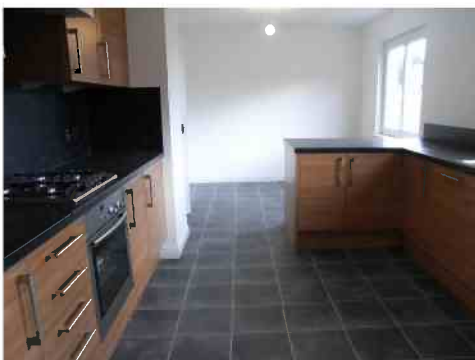
****NOTE** These sizes relate to the completed property on Plot 1 which is available for early entry. Other Plots have not been released but prices are available on application.

Note: While Thorntons Property Services make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

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Plot 1 Sidlaw Court Dronley Road Birkhill

The canopied entrance area leads to the main door access through double glazed door to an entrance hallway.

Entrance Hallway

Staircase to the upper floor accommodation with attractive wooden handrail and balustrades. Understairs storage cupboard and connecting door through to the integral garage.

Lounge

Approx 19'4 x 13'6 at widest points
Measured into the bay style window which looks to the front. Split pane door to the hallway and double split pane doors through to the dining room.

Dining Room / Family Room

Approx 14'10 x 13' at widest points
Spacious public room with French doors leading out to the enclosed rear garden. Double split pane doors to the lounge and connecting door to the hallway.

Kitchen / Dining Room

Approx 18' x 10'8
Spacious open plan kitchen and dining area with two clearly defined sections. Dining area has ample space for family dining and has window over looking the rear garden. Kitchen area comprises an attractive quality range of wall and base units with integral Neff appliances including gas hob, canopy, oven, fridge, freezer and dishwasher. Ample work surfaces and stainless steel sink top. Splash back panelling.

Utility Room

Approx 9'7 x 8
Base unit with space for appliances and housing the Worcester High Flow boiler. Glazed panel door to the exterior. Ample space for additional free standing appliances, if required.

Cloakroom / WC

Approx 12' x 3'9
Spacious ground floor facility having two piece suite incorporating WC and wash hand basin. Tiled floor. Extractor fan and ceiling down lights.

Upper Floor

Staircase leads to the upper floor landing where there is a hatch to the loft area. Useful walk in storage cupboard with light.

Bathroom

Approx 9' x 8'2
WC, wash hand basin and shower and shower screen over.

Master Bedroom

Approx 30' x 17'8 at widest points
Measured into the two spacious dormers which look to the front and rear of the property. This impressive main bedroom incorporate two mirrored door fitted wardrobes and an en suite facility.

En Suite Shower Room

With three piece suite incorporating WC, wash hand basin and corner shower cubicle. Tiled walls and floor. Shaver point and extractor fan.

Bedroom Two

Approx 11'8 x 10'2
Window looks to the rear. Mirrored door fitted wardrobe.

Bedroom Three

Approx 13'3 x 10'2
Windows look to the front of the property enjoying views towards hills and country side in the distance. Mirrored door fitted wardrobe.

Bedroom Four

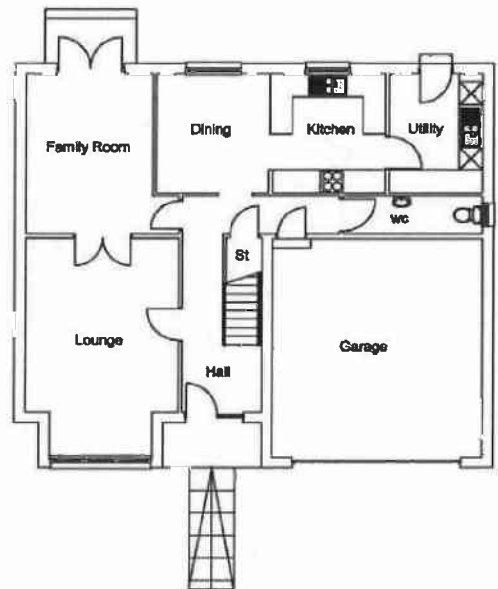
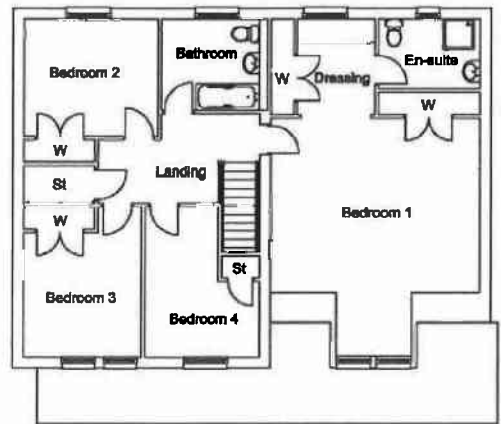
Approx 13'2 x 10'5 at widest points.
Views to hills and country side. Fitted wardrobe.

Garage

Double integral garage with remote controlled roller door to the front and connecting courtesy door through to the inner hallway.

Outside

Enclosed rear garden area has been laid out with lawn, slabbed pathways and is effectively screened by wooden fencing on the boundary. To the front there is mono bloc driveway providing off street parking to the front of the garage and an area of lawn and chipped pathway.



House Type A

Site Plan for Development

Sidlaw Court Development, Birkhill, by Dundee

