

**25 Pitairlie Road, Newbigging, Dundee, DD5 3RH**  
**CLOSING DATE 12 NOON ON FRIDAY 21ST MAY.**



**Offers Around £100,000    Home Report Available**

Semi-detached former Local Authority bungalow situated within the Village of Newbigging, lying approximately 8 miles North-East of Dundee where surrounding properties are similar in character and design. This two-bedroom property, whilst in need of renovation, has the ability to make a nice family home, first time buy or investment property. The property also benefits from, enclosed front and rear gardens.

Accommodation: - Living Room, Kitchen, Two Bedrooms, Bathroom with WC.

Outside: - Enclosed front garden laid in lawn with border and shrubs, rear garden has a shed and is laid out in lawn with drying green.

Partial heating from back boiler of open fire. The solar panels affixed to the front of the roof pitch supplement the hot water supply. Double Glazing. Energy Performance Rating: - E



71 CASTLE STREET  
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Website: [www.machardy.co.uk](http://www.machardy.co.uk)

# MACHARDY, ALEXANDER & WHYTE, W.S.

## **ENTRANCE** (3.78m x 1.13m)

Porch with glazed door to the hall. Hall gives access to all rooms, Carpeted floor.

## **LIVING ROOM** (4.40m x 4.13m)

Living room with window to front Open fire with surround and hearth. Fitted carpet and radiator. Door to kitchen.



## **MASTER BEDROOM** (3.38m X 3.59m)

Large double bedroom with window to front of property. Two storage cupboards, fitted carpet and radiator.



## **BEDROOM TWO** (3.51m x 3.39m)

Double bedroom with window to rear, 2 storage cupboards off, carpet flooring and radiator.



## **KITCHEN** (3.60m x 2.21m)

Sink, storage cupboards with window to rear, lino flooring, door to back garden.



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## BATHROOM (1.71m x 1.88)

Bathroom suite comprising WC, sink and Bath. Window to rear.



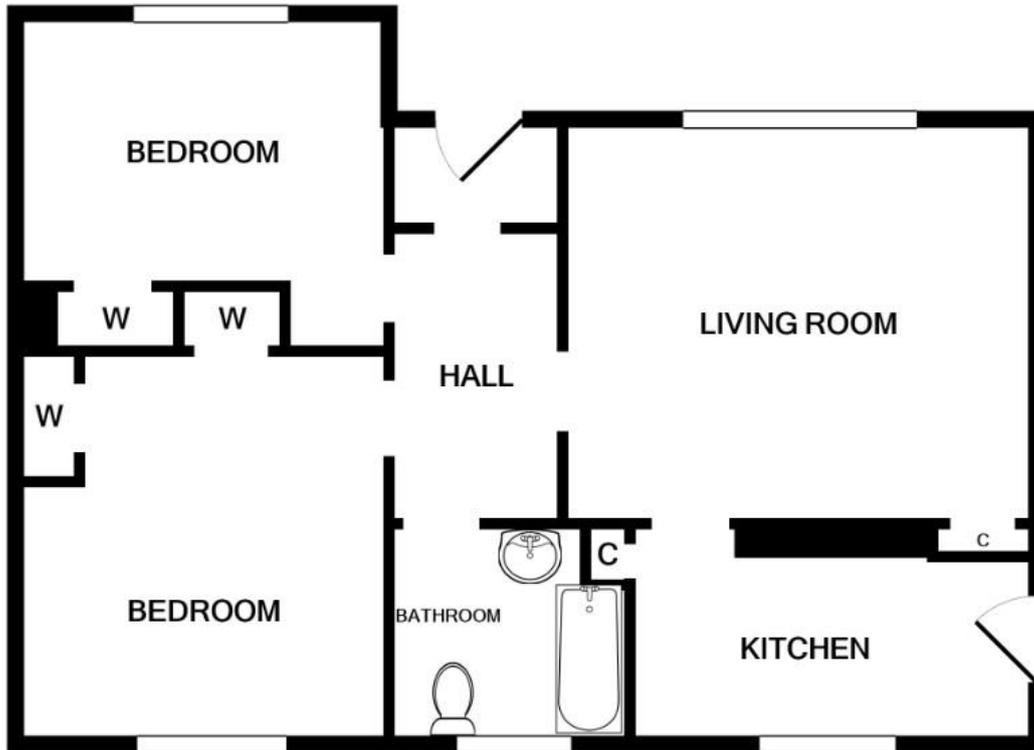
## OUTSIDE

The front garden is enclosed and laid in lawn and border with shrubs. The rear garden has a shed and is laid in lawn with a drying green.



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**ENTRY:** By negotiation

**VIEWING:** By appointment with the subscribers, Messrs. MacHardy, Alexander & Whyte, 71 Castle Street, Forfar, DD8 3AG Tel 01307 463593

Whilst these particulars are believed to be correct  
they are not warranted and do not form part of any Contract.  
Measurements and plans given are approximate and are for information only.



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