



Stunning modern house in a prime position with views over the loch and golf course
15 Osprey Road, Piperdam, by Dundee, DD2 5GA

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Coupar Angus: 7 miles

Dundee city centre: 8 miles

Perth: 20 miles

Edinburgh: 60 miles

Aberdeen: 72 miles

- Entrance vestibule, hall, sitting room, dining room, open plan kitchen / family room, study, games room, WC, utility room, 4 en suite bedrooms, further bedroom, family bathroom
- Integral triple garage
- Enclosed garden with terrace and hot tub
- About 0.44 acres
- EPC rating = C



Savills Brechin

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VIEWING

Strictly by appointment with Savills – 01356 628628.

DIRECTIONS

From Dundee take the A923, signposted for Coupar Angus. Proceed through Birkhill and then in Muirhead bear left, continuing on the A923, signposted Piperdam and Coupar Angus. After 2.4 miles turn left into Piperdam, and then take the first turning on the right into Osprey Road. Continue for 0.3 miles, proceeding round the corner and 15 Osprey Road is the second last house on the left.

Alternatively from the A92 (Perth to Forfar road) at Coupar Angus, take the A932 towards Dundee and the turning into Piperdam will be seen on the right after some 6.5 miles.

SITUATION

Piperdam is a well known golf and leisure resort situated just 7.5 miles from Dundee. Piperdam is set in a bowl surrounding Piperdam Loch and the 18 hole Osprey course is laid out around the loch. There is also a 9 hole course. The loch is stocked with trout and fishing is available. In addition there are several woodland walks in the immediate area. There is a tennis court, a driving range and a leisure spa which offers a sauna, swimming pool and a therapy suite, together with a restaurant and function suite.

The nearby city of Dundee offers all the facilities expected of a major city, with extensive shopping, leisure and business facilities. It is an established centre of excellence in education and life sciences, and has renowned cultural facilities. The Waterfront Development including the V&A Dundee, will further enhance the status of the city. There is an airport with direct services to London Stansted and Amsterdam together with a mainline railway station with services to the north and south, including a sleeper. The A90 dual carriageway provides fast access between Perth and Dundee. From Perth the M90 links to Edinburgh, whilst the A9 and M9/M80 link to Stirling and Glasgow, and the A9 heads north to Inverness. From Dundee the A90 links to Aberdeen. Edinburgh Airport is also easily reached.

There are primary schools at Liff and Birkhill with secondary schooling at Monifieth. Private education is available locally at Dundee High School and St Leonards (St Andrews), together with Craigclowan, Glenalmond, Kilgraston and Strathallan near Perth. Local shopping is found at Muirhead.

Piperdam is situated close to the county boundary between Angus and Perthshire and as such benefits from the range of outdoor pursuits both counties have to offer. Other nearby golf courses are found at Murrayshall and Perth, with Rosemount, Gleneagles, St Andrews and Carnoustie all within easy driving distance. Fishing can be taken on the River Tay and there are other stocked fisheries locally. There is horse racing and polo at Scone Palace and Perth is a gateway to the Highlands with hill walking and skiing. There are pleasant walks in the Sidlaw Hills. Auchterhouse Country Sports is also easily reached.



DESCRIPTION

15 Osprey Road is one of the finest houses at Piperdam, and occupies a prime position with views out towards the loch and to the golf courses. It is one of an exclusive group of four houses situated at the end of Osprey Road. On the other side of the road is woodland with agricultural land beyond. It was built by Kirkwood Homes in 2007. While modern, it has a traditional feel, with harled and stone finishings, together with a tiled roof. It is triple glazed. Internally the house is thoroughly contemporary, with the accommodation arranged over two floors. Downstairs the principal rooms are arranged off an impressive hall. The sitting room, and adjoining dining room, both link to the hall and benefit from the views, creating a lovely entertaining space with access out to the garden. The open plan kitchen and living room is very much the heart of the house, and also has access to the garden. Also at this level is a study, an en suite bedroom, together with a WC, utility room and a large integral garage. Upstairs, and off a spacious landing is the master bedroom with en suite bathroom, two bedrooms with en suite shower rooms, a further bedroom, family bathroom and a large games room which is currently also used as a cinema room, but could have other uses as desired.

As such it is a spacious and flexible house, which is well presented, with oak doors and fittings and is ideal for modern family living. Since 2014 the house has been repainted externally and a new wood burning stove has been fitted which serves both the sitting room and the dining room. Access into the house is from the western side, which gives uninterrupted views to the east and the south east over the garden and onto the golf course and loch.

From a block paved driveway and parking there is access to both the front door and the integral triple garage. A partially glazed and leaded front door, with leaded side lights opens to an entrance vestibule with cornice, downlighters, tiled floor and inner partially glazed doors to the hall. This again has a cornice and a tiled floor, together with walk in hanging and shelved cupboards and a wooden staircase to the first floor. Partially glazed doors lead into the sitting room which has French doors to the garden and views to the loch and golf course, together with a cornice and tiled floor. Between the sitting room and the dining room is a double sided wood burning stove, which serves both rooms. Doors from the sitting room open through to the dining room. This too has French doors to the garden and a cornice and also has doors leading back to the hall.

The open plan kitchen / family room is impressive and includes a fully fitted Leicht kitchen featuring wall and base units with Technistone worktops and which incorporates a Siemens American style fridge/freezer with water and ice dispenser, Miele combination microwave together with an oven/grill and a warming drawer, Miele dishwasher and drinks fridge. There is a circular island unit with Miele induction hob with extractor, circular sink and an attached circular breakfast bar. In addition there are two sets of French doors, ample space for informal dining, a tiled floor, wall mounted Panasonic TV and a Bullerjan stove. Off the kitchen is the utility room which has fitted units with sink, plumbing for a washing machine and dryer, tiled floor and two cupboards, one a useful linen cupboard housing the hot water tank. There is access through to the integral garage.

Also accessed off the hall is a partially tiled WC with a Roca washbasin, and a study with a cornice and bay window. Bedroom 1 again has a cornice, together with a walk in closet, wall mounted Panasonic TV and a partially tiled en suite shower room with Roca washbasin and WC.

The wooden staircase leads up to the first floor, with a spacious landing which has a seating area and a cupboard. Bedroom 2 has a cornice, fitted wardrobe and a partially tiled en suite shower room with Roca washbasin and WC. Bedroom 3 has a built in wardrobe and is currently used as a gym with a wall mounted Panasonic TV. The good sized master bedroom has a cornice, a Juliet balcony and views over the loch, two fitted wardrobes and a partially tiled en suite bathroom with Jacuzzi bath, tiled shower cubicle, two Roca washbasins, bidet and WC. The family bathroom is also partially tiled and has a bath, shower cubicle, Roca washbasin and WC. Opposite is bedroom 5. This again has a cornice, walk in closet with hanging rail, fitted wardrobe and a partially tiled en suite shower room with Roca washbasin and WC. The large games room, which is also used as a cinema room, has six uplighters, under eaves storage and a pool table.

The integral triple garage, which is linked to the utility room, has three automatic up and over doors, concrete floor and storage cupboards. The main area of garden is enclosed by wooden fencing and includes a lawn, shrub borders, a useful wooden garden shed, and a paved terrace which can be accessed from both the sitting and dining rooms and which has a hot tub. In addition there is a raised paved patio outside the kitchen.



Gross internal area (approx):
486 sq.m (5,231 sq.ft)



GENERAL REMARKS

Outgoings

Angus Council tax band G.

Energy Performance Certificate

EPC rating = C.

Solicitors

Blackadders, 30 & 34 Reform Street, Dundee, DD1 1BJ.

Services

Mains water, electricity and drainage, oil fired central heating, burglar alarm.

Fixtures and Fittings

Fitted carpets, curtains and light fittings are included with the exception of the hanging light in the dining room and the curtains in the sitting room and dining room. The speakers in the games room, landing, bedroom 5, master bedroom and en suite are excluded, as is the cinema system. The pool table, hot tub and televisions in the kitchen/family room, bedrooms 1 and 3 are included.

Access

The last section of the road is jointly owned with the three neighbouring properties with maintenance being shared.

Servitude Rights, Burdens and Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish Legal Form to the Selling Agents. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Purchase Price

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the seller or his agents.

Important Notice

Savills, their clients and any joint agents give notice that:

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