



Mill Cottage, Northbank, Longforgan, Dundee, DD2 5HU



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Offers Over £319,950



We are delighted to bring to the market this deceptively spacious and immaculately presented FOUR BEDROOM DETACHED FAMILY VILLA situated in a prime location on the fringe of the village of Longforgan.

The property offers well proportioned accommodation over two floors comprising entrance vestibule, reception hall, spacious open plan kitchen/dining/family room, utility room, W.C and lounge on the ground floor level together with 4 double bedrooms, two of which are en-suite and a family bathroom on the first floor. There is double glazing and oil fired central heating throughout. Externally the property has a double driveway leading to a double garage. The garden grounds are sizeable and are enclosed and the property has the benefit of having magnificent open views over the surrounding countryside and beyond.

The villa is ideally placed for someone who enjoys outdoor living as there are beautiful country walks and a cycle route right on the doorstep.

The picturesque village of Longforgan offers a range of local amenities including a shop/post office, reputable primary school, sociable bowling club, community hall, play park, church and village Inn. Secondary schooling can be found in the nearby cities of Perth and Dundee. The property is ideally placed for the commuter with the national motorway network providing access to Aberdeen, Edinburgh, Stirling, Glasgow and the A9 trunk road leads to Inverness. Ninewells hospital and medical school are within easy reach and Perth Royal Infirmary lies approximately 20 miles to the West of the village. Abertay and Dundee Universities, Dundee Airport and Technology Park are all within close proximity. There are mainline railway stations at Dundee and Perth.

Early viewing is highly recommended to appreciate the quality, location and quantity of accommodation on offer. EPC Rating D.

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ENTRANCE VESTIBULE

6' 4" x 5' 4" (1.93m x 1.63m) Entered via a part glazed door, the vestibule has tiled flooring and there is a large walk-in storage cupboard with light. Radiator.

RECEPTION HALL

13' 5" x 7' 5" (4.09m x 2.26m) A wide and welcoming hall providing access to all lower accommodation. Radiator. Under stair storage cupboard.

LOUNGE

21' 7" x 13' 8" (6.58m x 4.17m) A very bright and spacious public room with two sets of double doors providing access to the rear decking area and garden and additional window to the side. This room has lovely open views over the countryside. Hardwood floor covering. Two radiators. Inset lighting to the ceiling.

KITCHEN/DINING/SITTING ROOM

21' 9" x 12' 9" (6.63m x 3.89m) A very spacious room with window to the front and double doors to the side of the property. The kitchen area is fitted with a range of wall and base units with solid block work surfaces and tiling between. Stainless steel 1½ bowl sink and drainer unit. Integrated double oven/grill and hob with extractor over. Integrated fridge/freezer and dishwasher. There is inset lighting to the ceiling and wood floor covering, Telephone and television points.

UTILITY ROOM

9' 1" x 8' 4" (2.77m x 2.54m) Fitted with a range of wall and base units with contrasting work surfaces and splash back. Space for appliances. Stainless steel sink and drainer unit. Wood floor covering. Radiator. Part glazed door to the side.

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WC

6' 11" x 3' 11" (2.11m x 1.19m) Fitted with a white suite comprising WC and pedestal wash hand basin. Partial tiling to the walls and complementary flooring. Opaque glazed window to the side providing additional light and ventilation. Radiator.

LANDING

19' 8" (at widest) x 14' 8" (5.99m x 4.47m) A carpeted staircase provides access to the landing and thereon to all further accommodation. Velux window to the front. Radiator. Hatch to the attic space.

BEDROOM 1

20' 11" x 12' 8" (6.38m x 3.86m) A very spacious double bedroom with window to the front and Velux window to the rear. Two radiators. Carpet. Telephone and television points. Double Wardrobe with shelving and hanging rail.

ENSUITE

8' 4" x 6' 3" (2.54m x 1.91m) Fitted with a white suite comprising WC, pedestal wash hand basin and shower cubicle. There is partial tiling to the walls with complementary tiling to the floor. Velux window. Radiator. Additional tall ladder radiator in white.

BEDROOM 2

18' 10" x 10' 2" (5.74m x 3.1m) Another spacious double bedroom with Velux window affording magnificent views. Telephone and television points. Carpet. Large Storage Cupboard.

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ENSUITE

9' 0" x 7' 6" (2.74m x 2.29m) Fitted with a white suite W.C., comprising pedestal wash hand basin and shower cubicle. There is partial tiling to the walls and complementary floor tiling. Radiator. Velux window.

BEDROOM 3

15' 4" x 10' 3" (4.67m x 3.12m) Double bedroom with window to the front. Carpet. Radiator. Large walk-in cupboard with shelving and hanging rail.

BEDROOM 4

14' 3" x 10' 1" (4.34m x 3.07m) A double bedroom with Velux window, again with lovely views. Carpet. Radiator. Telephone and television point.

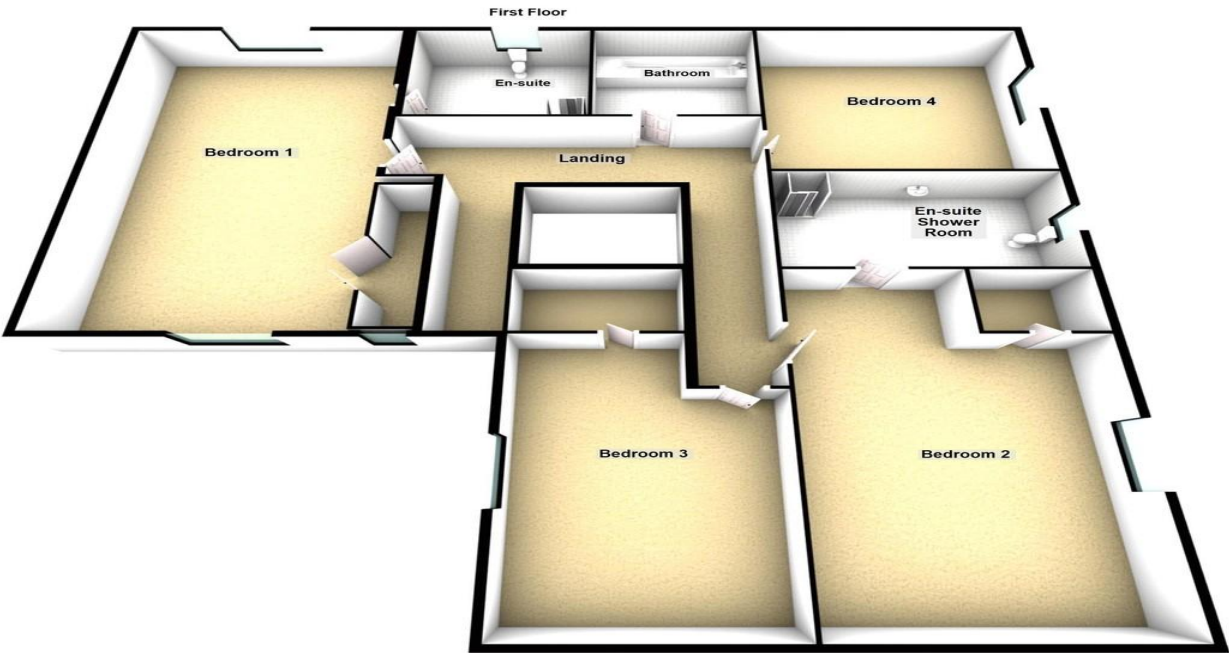
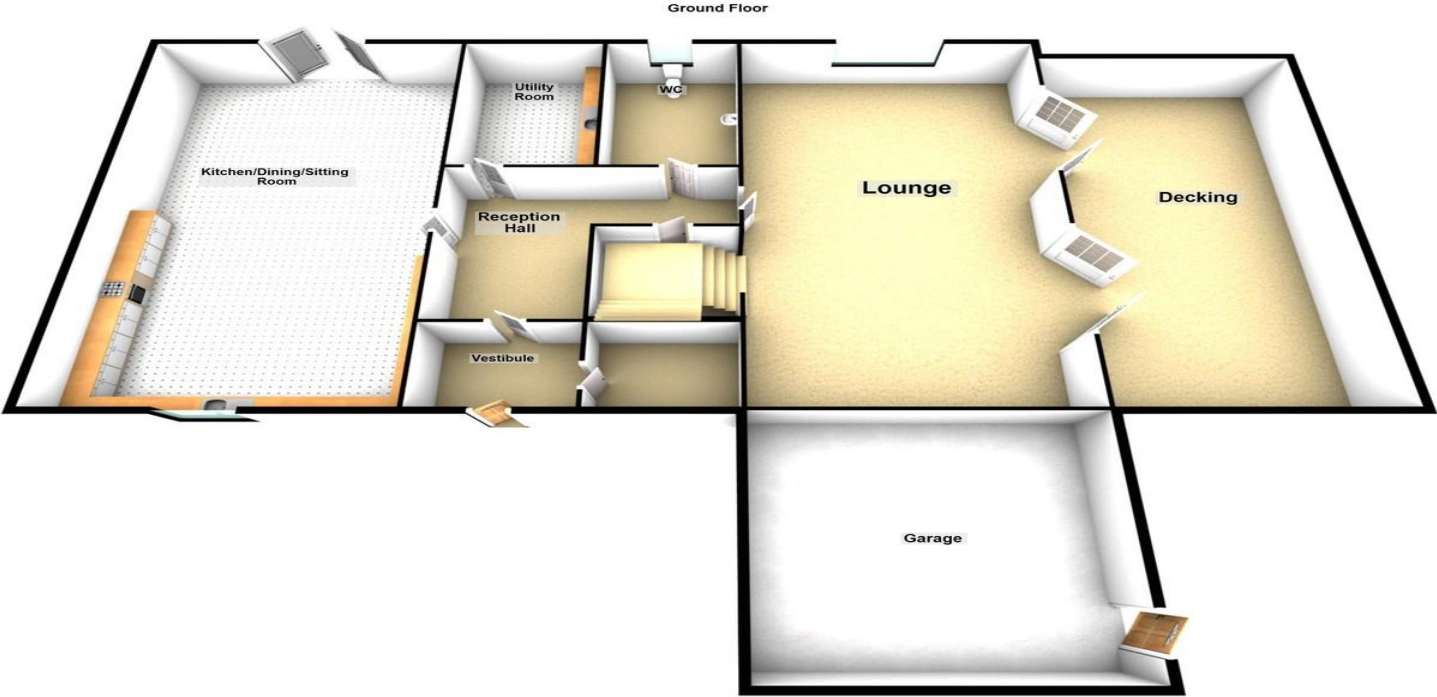
BATHROOM

7' 9" x 6' 10" (2.36m x 2.08m) Fitted with a white suite comprising W.C., pedestal wash hand basin and bath with shower over and a glazed screen. Partial tiling to the wall with complementary floor tiling. Radiator.

EXTERNAL

To the front of the property there is a driveway providing off street parking for two cars leading to the double garage. There is a door from the double garage to the rear garden. The rear garden is enclosed with a mixture of timber fencing and hedging and is predominantly laid to lawn. There is a large area of decking providing an ideal haven for relaxation and socialising during the summer months whilst enjoying the magnificent open countryside views.








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