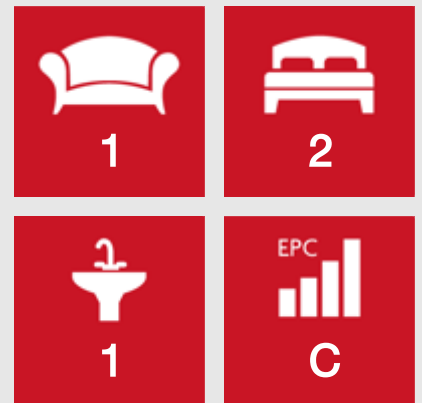




**Thorntons**  
The right way to move

9 Hill Terrace, Birkhill, Dundee  
DD2 5PR







## Summary

This is an excellent opportunity to purchase this semi-detached bungalow situated in Birkhill. Birkhill provides a peaceful, family-friendly environment while still benefiting from excellent local amenities, including a well-regarded primary school, shops, cafés and recreational facilities. The subject property offers comfortable and spacious accommodation which comprises: bright lounge, modern fitted kitchen, bathroom with three-piece suite and two well-proportioned double bedrooms. Practical attributes include double glazing, gas central heating, floor coverings and ample storage throughout the property. Externally the property benefits well-maintained front and rear gardens with the added bonus of a recently added driveway.

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## Features

- Semi-detached bungalow
- Popular area within Birkhill village
- Bright and spacious Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- GCH & D/G
- Front & back garden
- Driveway
- EPC C

## Room Measurements

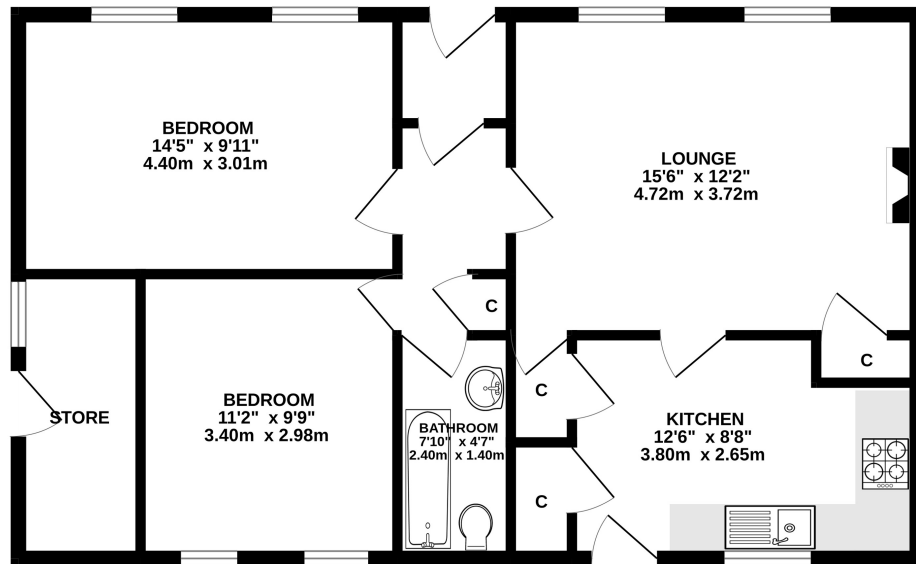
Lounge 15'6" x 12'2" (4.72m x 3.72m)  
Kitchen 12'6" x 8'8" (3.80m x 2.65m)  
Bedroom 11'2" x 9'9" (3.40m x 2.98m)  
Bedroom 14'5" x 9'11" (4.40m x 3.01m)  
Bathroom 7'10" x 4'7" (2.40m x 1.40m)





# Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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