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25 Dunarn Street  
Newtyle  
PH12 8UJ

Offers over  
£134,995





This spacious two bedroom semi detached two storey villa situated in an established residential location within the village of Newtyle convenient for both Dundee and Perth.

The property offers well-proportioned accommodation with two areas of garden ground to the front and side of the property. The house is within walking distance of the local store and bus stops. Dundee is the closest city and is easily commutable in around 20 minutes. The village has a primary school and secondary education is either Blairgowrie or Dundee.

The accommodation comprises: hallway, lounge, dining kitchen, two bedrooms and family bathroom. The property benefits from gas central heating and double glazing.

Early viewing of this well-presented property in move in condition is highly recommended.

**Lounge** 4.16m x 4.16m (13'8" x 13'8")

**Kitchen Dining** 5.35m x 2.48m (17'7" x 8'2")

**Bedroom One** 3.22m x 3.11m (10'7" x 10'2")

**Bedroom Two** 3.59m x 2.81m (11'9" x 9'3")

**Bathroom** 2.38m x 1.48m (7'10" x 4'10")



- Lounge
- Kitchen Dining
- 2 Bedrooms
- Family Bathroom
- GCH & DG
- Close To Primary School
- Popular Residential Area
- Move In Condition
- Council Tax Band B
- EPC D

2x 1x 1x

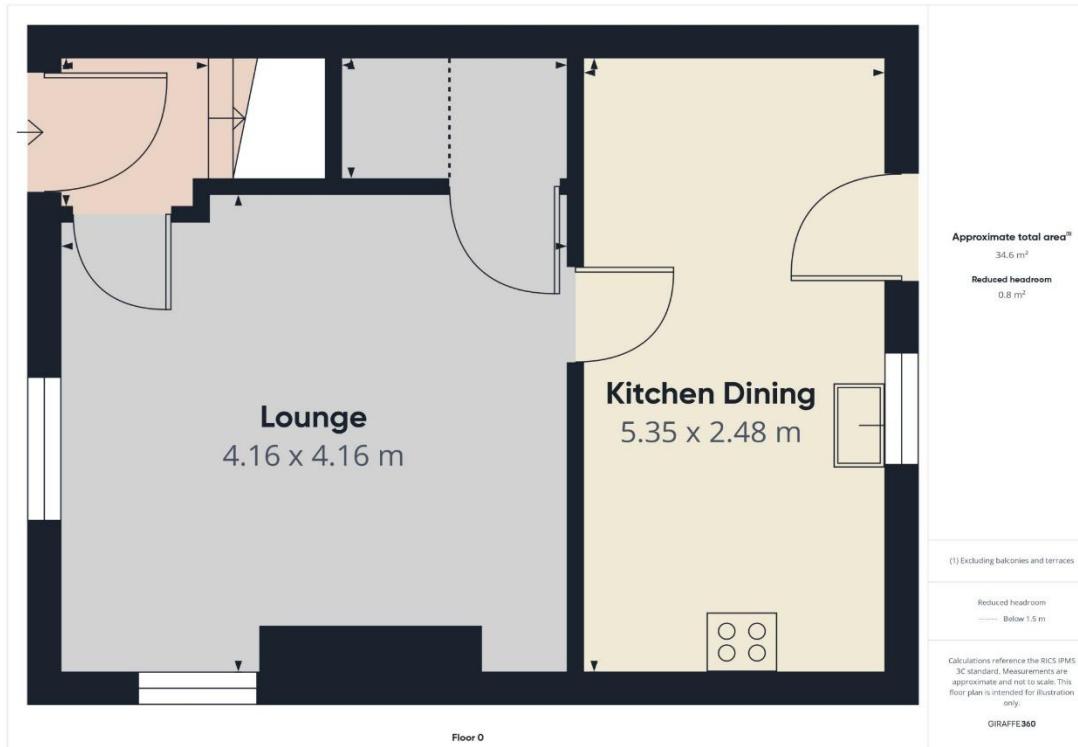






**Directions:** On entering Newtyle from Dundee take a right into South street (opposite the garage) continue along and take a right into Dunarn Street, continue along towards the end of the street and the property can be identified for sale board.

**Viewing Arrangements:**  
Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.



#### IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

#### CONTACT DETAILS

property@hodge  
33 Wellmeadow  
Blairgowrie  
PH10 6AS

Phone: 01250 870006  
Email: property@hodgesolicitors.co.uk  
www.hodgesolicitors.co.uk