



**12F Bayview Road, Invergowrie,
Dundee, DD2 5AR**

Offers Over £105,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



Great opportunity to purchase this spacious two bed top floor flat in the sought after Village of Invergowrie on the outskirts of the City. Village amenities include local Shops, Chemist, Post Office, Village Pub, Bowling Club, Primary School and Rail Station. Dundee Technology Park, Ninewells Teaching Hospital, Dundee Airport, Dundee University and the A90 dual carriageway are all within a short drive of the property.

Accommodation comprises: hallway with storage cupboard and connecting doors to all rooms; bright and spacious lounge with recessed displays; kitchen fitted with a range of base and wall mounted units with contrasting worktops, slot in electric cooker, free standing fridge freezer and washing machine; shower room with W.C., wash hand basin and shower cubicle housing electric shower, attractive wet-wall panelling; and two double bedrooms one having built in storage facilities. Externally there is a private area of enclosed garden to the rear and on street parking facilities.

This particular property would make an ideal 1st time buy/buy to let investment and early viewing is recommended.

- **Sought After Villiage Location**
- **Easy Reach of A90, Ninewells, Technology Park & City Centre**
- **Lounge**
- **Kitchen**
- **Shower Room**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Private Garden**
- **On Street Parking**
- **Ideal 1st Time Buy**
- **Excellent Buy to Let Investment**



Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.



Included in the sale are all carpets and floor coverings, electric cooker, washing machine and fridge freezer.



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