



**CB**

**190 MAIN STREET, INVERGOWRIE, DD2 5BD**  
**OFFERS OVER: £125,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

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MEMBER

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[www.campbellboath.com](http://www.campbellboath.com)

**Accommodation Comprises: Entrance Hall, Open Plan Lounge/Kitchen, Two Bedrooms & Bathroom Room. External: Garden.**

This spacious UPPER FLOOR TWO BEDROOM MAISONETTE is situated in a popular Village of Invergowrie on the outskirts of Dundee. The property is close to all local amenities including shops, primary schools, main bus route, Dundee Technology Park and Ninewells Hospital. The property offers spacious accommodation on two floors. Benefits include double glazing and gas central heating. All floor coverings are included in the sale. Early internal viewing is highly recommended.

**ENTRANCE: -**

UPVC door gives access to the entrance hall. There is a carpeted stairway allowing access to the upper floor accommodation. Under stair storage cupboard. Laminate flooring. Radiator.

**OPEN PLAN LOUNGE/ KITCHEN: -**

Approximately 27'3" x 12'11". The open plan lounge/kitchen has a double-glazed window offering pleasant outlook towards the front of the property. The kitchen area has a range of base and wall mounted storage cupboards with contrasting work surfaces. The stainless-steel sink has plumbing connections for a washing machine. There is a breakfast bar. Gas hob and electric oven. Laminate flooring. Radiator.

**BATHROOM: -**

The bathroom comprises three-piece suite, E.C., wash hand basin and bath with electric "Triton" shower above. Tiled splashback. The double-glazed window offers a good deal of natural light. Tower radiator.

**UPPER LANDING: -**

The upper floor landing is carpeted and has a hatch giving access to the attic space.

**BEDROOM 1: -**

Approximately 12'0" x 10'3". This is a good-sized bedroom with double glazed window offering outlook towards the front of the property. Carpet. Radiator.

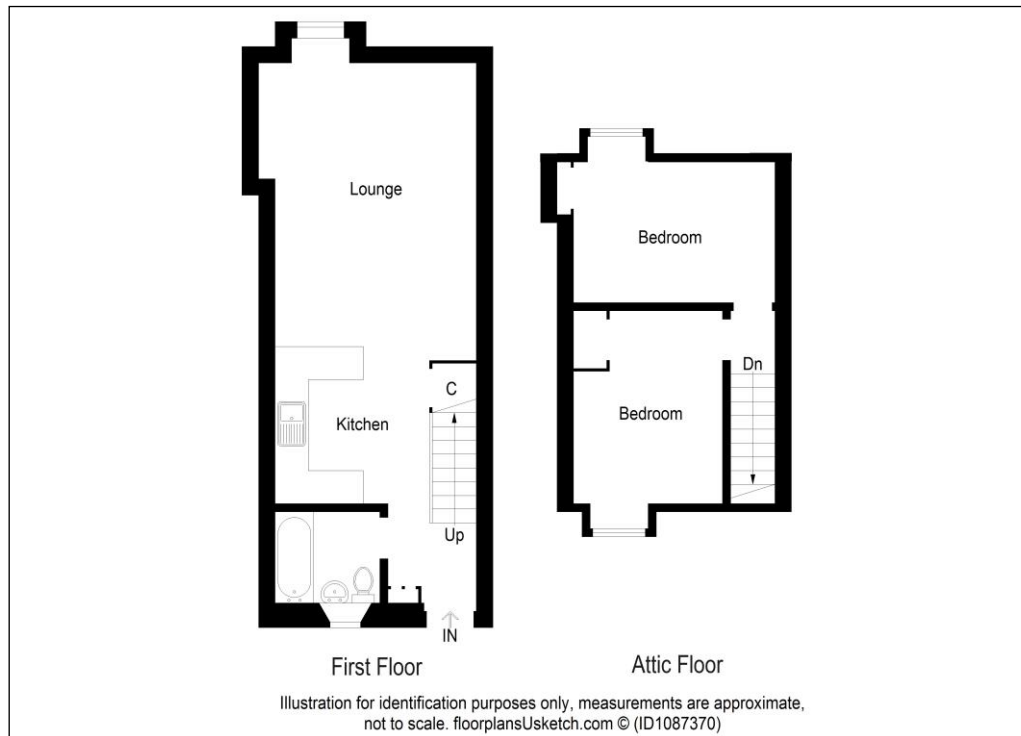
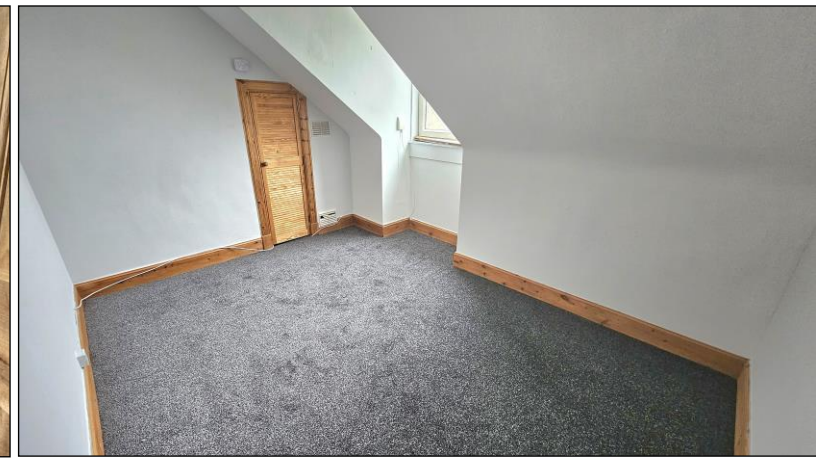
**BEDROOM 2: -**

Approximately 14'0" x 9'0". This bedroom has a double-glazed window offering pleasant outlook towards the rear of the property. Carpet. Radiator.

**EXTERNAL: -**

There is a private garden to the rear of the property.





**Owner:** Clients of Campbell Boath  
**Viewing:** Telephone Campbell Boath Solicitors on 01382 202060  
 or **Email:** [property@campbellboath.com](mailto:property@campbellboath.com)  
**Office Opening Hours:** Monday - Friday 9am - 5pm



For more details regarding this property and many other properties visit our website at [www.campbellboath.com](http://www.campbellboath.com) or telephone our office on 01382 202060.

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All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.