







10 Errol Road  
Invergowrie

Dundee, DD2 5AD

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## Summary

Desirably located in coastal Invergowrie, this charming mid-terraced cottage enjoys wonderfully light and airy interiors, an attractive garden, and private parking. Perfectly designed for modern family living, the surprisingly spacious home offers four double bedrooms, two four-piece bathrooms (one en-suite), an en-suite shower room, plentiful built-in storage, and social open-plan living with a sunny reception room and integrated breakfast kitchen leading onto the garden.

Extras: All fitted floor and window coverings and light fittings are included in the sale.

## Features

- Well-connected coastal village
- Bright and spacious luxury interiors
- Characterful mid-terraced cottage
- Bright entrance hall
- Sunny living/dining room with garden access, open to:
  - Integrated kitchen with breakfast island
  - Principal suite with storage and four-piece bathroom
  - Three further double bedrooms (one with en-suite shower room)
  - Four-piece family bathroom
- Attractive rear garden with lawn and terrace
- Private parking
- Gas central heating and double glazing



“The generous single-storey home forms part of a handsome conversion and enjoys luxurious high-end interiors.”







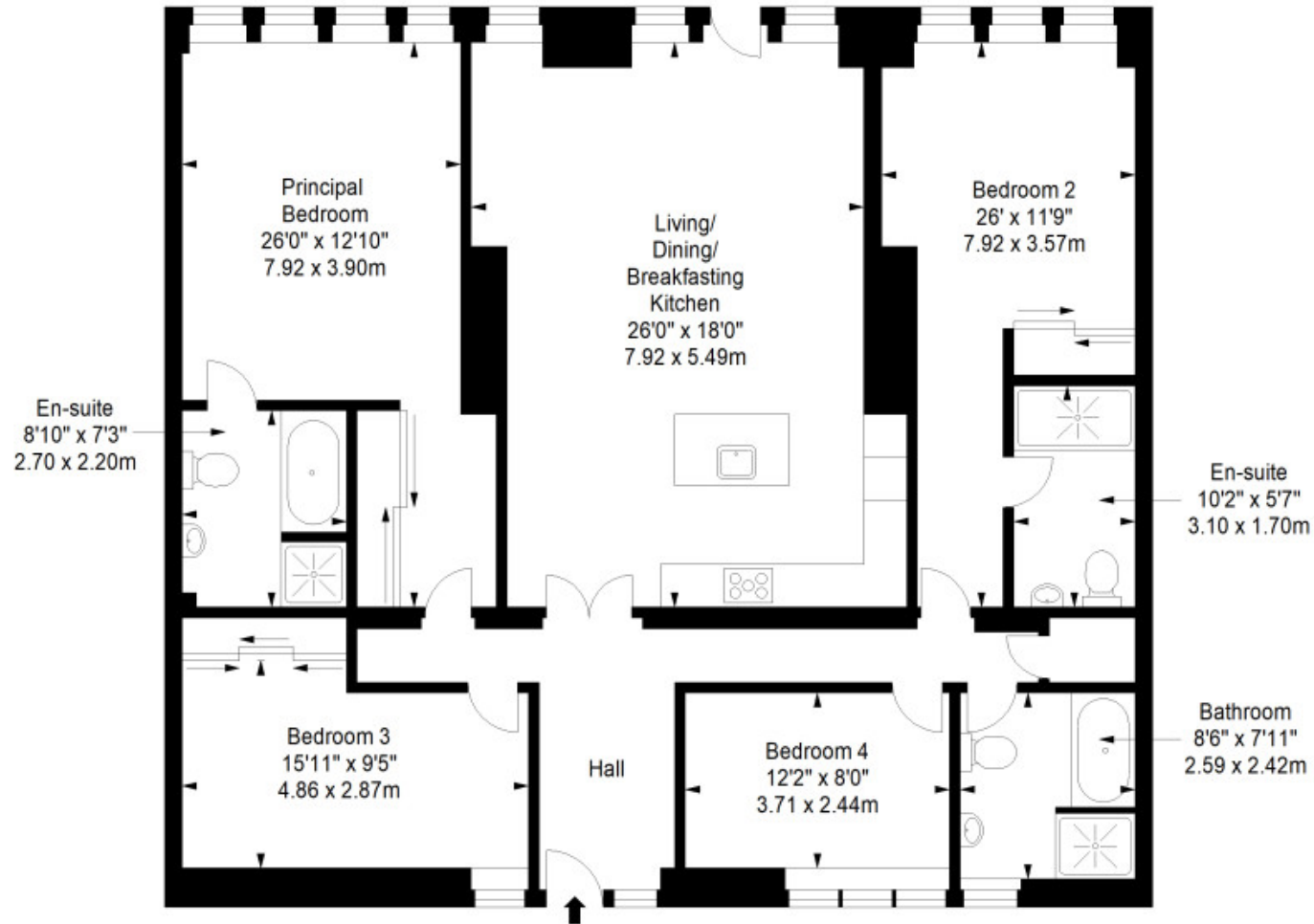
“The coastal village of Invergowrie is well-connected to the heart of Dundee, by regular rail services taking just five minutes.”



# Floorplan

## Ground Floor

Approx. 155.4 sq. metres (1672.7 sq. feet)



Total area: approx. 155.4 sq. metres (1672.7 sq. feet)



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