



MICHAEL A. BROWN
— Solicitors & Estate Agents —



3 Falkland Place, Kingoodie, By Invergowrie, By Dundee, DD2 5DY

Offers Over **£140,000**



- Semi Detached Villa
- Requires Renovation
- Stunning Views
- Near Invergowrie
- Gardens
- Old GCH; DG
- Vestibule
- Lounge
- Dining Kitchen
- Playroom/Office
- 3 Double Bedrooms
- Bathroom

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This large SEMI DETACHED VILLA enjoys stunning South West views over parkland and towards the River Tay in a delightful and charming small village setting close to Invergowrie. The house provides very spacious accommodation with two public rooms and three double bedrooms. The property requires complete internal renovation and restoration, and this has been reflected in the asking price. This would likely include some rewiring, replumbing, central heating/ boiler replacement and internal repairs and overall maintenance. Nearby Invergowrie provides excellent local amenities and Primary School and is within a 15 minute drive to Dundee City Centre.

GROUND FLOOR

ENTRANCE VESTIBULE

Front entrance door and side window. Cloaks cupboard.

LOUNGE

A very spacious lounge with open stair to upper floor. Fife stone fireplace.

DINING KITCHEN

An exceptionally spacious kitchen which requires upgrading. Window and door to rear garden.

PLAYROOM/OFFICE

Situated off the dining kitchen. Window overlooks rear garden.

UPPER FLOOR

HALL

Storage cupboard.

DOUBLE BEDROOM

Stunning views towards the River Tay. Built in wardrobe.

DOUBLE BEDROOM

Similar parkland and River views. Built in wardrobe.

DOUBLE BEDROOM

Part views towards the River.

BATHROOM

The bathroom suite requires replacement.

GARDENS

The front garden is laid out with grass and an overgrown driveway. This leads to the garage with power and light, outside water tap and inspection pit. The rear garden is enclosed and laid out with shrubs and bushes.

LOCATION

On Main Street Invergowrie take the Errol Road which leads to Kingoodie.

EPC – E

HOME REPORT VALUATION - £140,000





Approximate Gross Internal Area = 119.5 sq m / 1286 sq ft
 Garage = 16.3 sq m / 175 sq ft
 Total = 135.8 sq m / 1461 sq ft



Illustration For Identification Purposes Only. Not To Scale (ID:1090664 / Ref:88289)

ACCOMMODATION

(All measurements are approx.)

| | | |
|-----------------|---------------|-----------------|
| Vestibule | 6'1" x 6'3" | (1.86m x 1.92m) |
| Lounge | 20'1" x 14'9" | (6.14m x 4.55m) |
| Dining Kitchen | 19'7" x 9'8" | (6.00m x 3.00m) |
| Playroom/Office | 13'6" x 9'0" | (4.15m x 2.75m) |
| Double Bedroom | 13'7" x 13'1" | (4.18m x 4.00m) |
| Double Bedroom | 12'0" x 9'5" | (3.65m x 2.90m) |
| Double Bedroom | 9'8" x 9'0" | (3.00m x 2.75m) |
| Bathroom | 7'8" x 5'8" | (2.37m x 1.78m) |

These particulars are prepared in good faith but are not warranted and do not form part of any contract. All measurements approximate.



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