



**lindsays**

91 Orchard Way,  
Inchture PH14 9RU

*"Well presented three bedroom end of terrace villa in a popular village location"*

- Lounge
- Dining Kitchen
- 3 Bedrooms
- Bathroom
- Ensuite & WC
- Gardens
- Designated Parking

EPC Rating B

**OFFERS OVER £200,000**





## Description

Lindsays are delighted to offer to the market this well presented three bedroom end of terrace villa in a popular village location. Inchtute offers a number of local amenities including shop, post office and primary school.

The property is offered to the market in move in condition and comprises bright and spacious lounge, dining kitchen with integrated appliances and patio doors leading to the rear garden and WC. Upstairs the master bedroom has a built in store and ensuite shower room. There are two further bedrooms one of which has a built in wardrobe and family bathroom. Benefits include double glazing, gas central heating and attic space.

Externally there is a small garden to the front. The rear garden is fully enclosed and laid mainly in lawn with patio area and a number of mature plantings. There are two designated parking spaces to the side of the property.

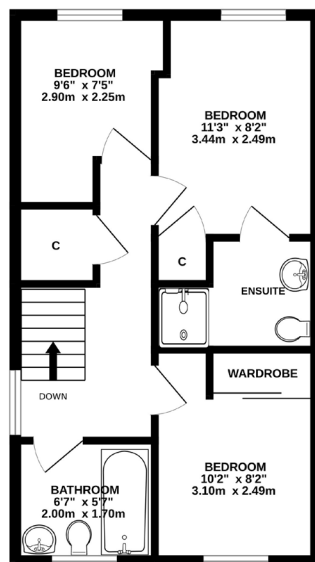
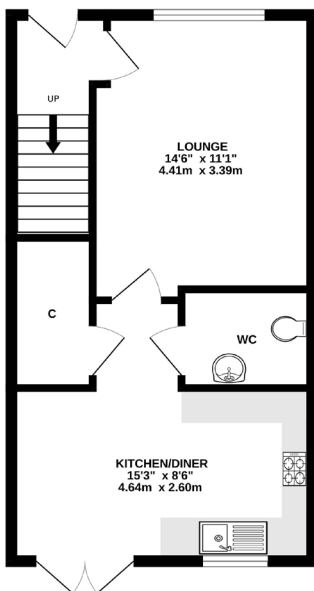
This property will appeal to a number of buyers and early viewing is highly recommended.

## Area

The Village of Inchtute provides local amenities which include a village store, post office, Inchtute Hotel, a primary school, two nursery schools, sports facilities and a church. The cities of Dundee and Perth both provide more extensive services having an excellent range of shops, retail parks, professional services and leisure facilities. There are excellent connections to all parts of the country with the national motorway network 10 miles approximately to Perth.

## Viewing

By appointment through Lindsays on 01382 802050 or [Dundeeproperty@lindsays.co.uk](mailto:Dundeeproperty@lindsays.co.uk)



T: 01738 630222 E: [perthproperty@lindsays.co.uk](mailto:perthproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.