



lindsays

14 Quarryknowe Crescent,
Inchtute PH14 9RH

"Spacious extended, detached villa in popular village location"

- Hallway
- Lounge
- Dining Room/3rd Bedroom
- Kitchen/Breakfast Room
- 2/3 Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens
- Driveway

EPC Rating D

OFFERS OVER £235,000



Description

Lindsays are delighted to offer to the market this well presented extended, detached villa in a popular village location. Inchtute has a number of local amenities including nursery and primary school, convenience store and hotel.

The accommodation is presented to the market in move in condition and comprises; hallway, bright lounge and modern kitchen/breakfast room with integrated fridge and freezer and large breakfast bar. The original dining room is a well-proportioned room which could be used as a third bedroom if required. Upstairs there is a wonderful built-in cupboard which spans the length of hall, providing excellent storage space. The master bedroom is exceptionally spacious, formerly having been two bedrooms knocked into one and has two built in wardrobes, bedroom two is another good-sized double room and the shower room is fully tiled with a corner enclosure with thermostatic shower. Benefits include double glazing and gas central heating.

The property nestles in a lovely corner plot with enclosed rear garden laid with lawn and well stocked borders, timber deck area, vegetable beds and two greenhouses. To the front the driveway provides ample off-street parking for several vehicles which leads to the single garage.

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

Area

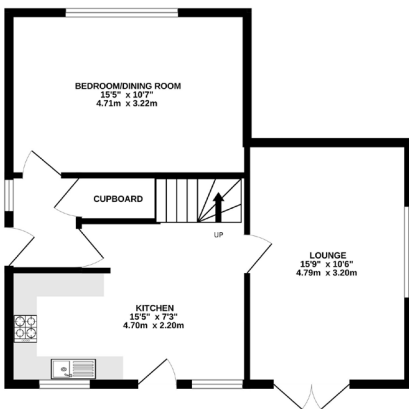
The Village of Inchtute provides local amenities which include a village store, post office, Inchtute Hotel, a primary school, two nursery schools, sports facilities and a church. The cities of Dundee and Perth both provide more extensive services having an excellent range of shops, retail parks, professional services and leisure facilities. The A90 dual carriageway provides useful commuting links to other major towns and cities.

Viewing

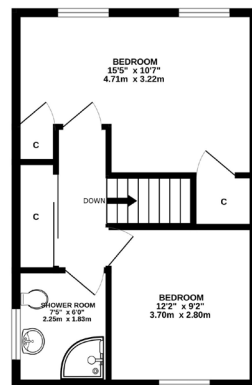
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.