



lindsays

2 Blairhall Cottages,
Flocklones, By Invergowrie, Dundee, DD2 5HX

"A charming mid terraced two bedroom cottage boasting beautiful open countryside views"

- Lounge
- Kitchen
- 2 Double Bedrooms
- Wet room
- Double Glazing
- Electric Heating
- Solar Panels
- Shared Parking
- Front & Rear Gardens

EPC Rating D

OFFERS OVER £170,000



Description

This charming mid terraced stone built cottage lies just a few minutes drive from the West End of Dundee and is located in an idyllic spot with south facing open countryside views over the Carse of Gowrie to the River Tay. The pretty cottage requires a degree of updating and this has been included in the asking price. Practical benefits include double glazing, electric heating and solar panels worth around £1500 per annum. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob, microwave and freestanding washing machine and dishwasher in the kitchen.

The accommodation is entered through a delightful doorway and comprises a south facing lounge with lovely views, galley style kitchen, wet room and two good sized double bedrooms both benefitting from fitted wardrobes.

Arriving at the front of the cottage you will find off street parking from the road which is shared with neighbours. The front garden is easily maintained being laid mainly with stones, pretty flowers and shrubs and enjoys the panoramic views. The pretty main garden lies at the rear and is laid mainly with lawn, matures plants and a paved patio. The garden shed and greenhouse will also be included in the sale.

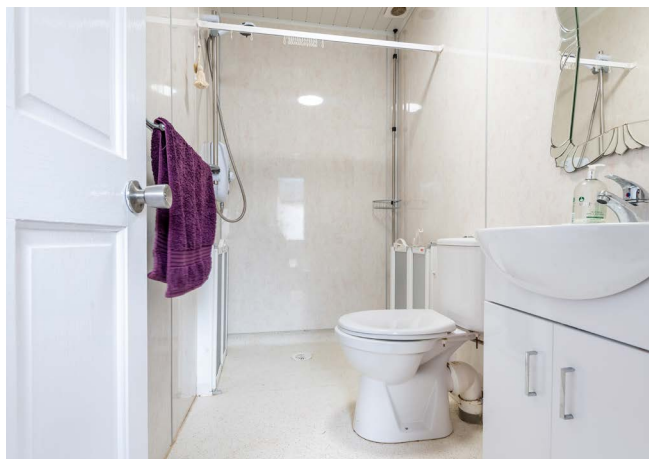
This lovely cottage is full of character and viewing is highly recommended.

Area

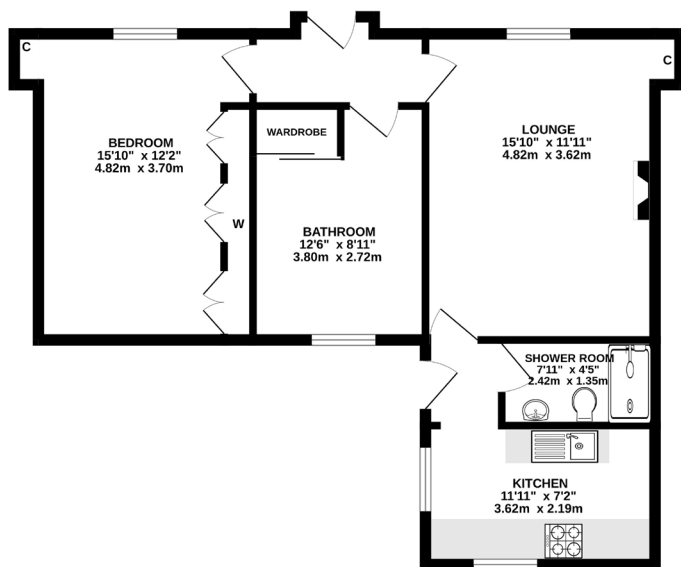
Flocklones is a small hamlet which lies to the north of the main dual carriageway from Perth to Dundee and within a few minutes of Longforgan, Invergowrie and Dundee. Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, 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 vendor, agent and appliances shown have not been tested and no guarantee, as to their quantity or efficiency can be given. Made with HomePlan ©2014



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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.