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**9 MILLBAY TERRACE, INVERGOWRIE, DUNDEE, DD2 5JJ**  
**OFFERS OVER £245,000**

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HOME REPORT VALUATION £245,000

EPC RATING D



This well presented three-bedroom detached bungalow is located within a sought-after residential area to the West of Dundee. Offering spacious accommodation, enclosed rear garden and off-street parking, this property would be an ideal family home. The hallway, lounge and kitchen are fitted with Kardean flooring with decorative edging adding extra style to each room. The location provides easy access to many amenities including Ninewells Hospital, Primary & Secondary Schooling and supermarkets. The A92 offers commuting links to surrounding areas, Perth and Edinburgh.

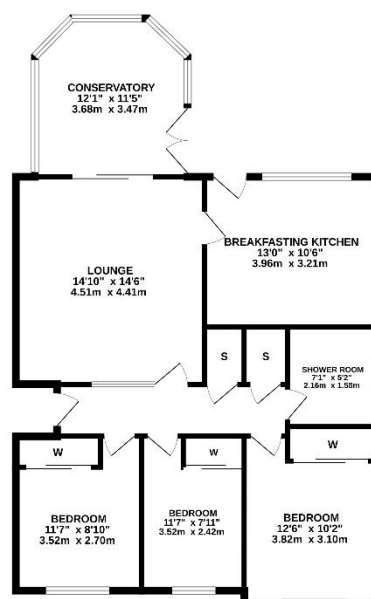
The entrance hallway benefits from a good size linen cupboard, large storage cupboard which houses the boiler, and attic hatch providing access to the roof space. The spacious lounge enjoys ample natural light from the South facing sliding patio doors which open to the conservatory. The kitchen is fitted with wood effect wall and base units, with dark worktop and blue tile splashback. Three wall units are fitted with glass doors and downlighting creating delightful feature units. The fridge/freezer, oven, gas hob, washing machine and dishwasher are all integrated.

The three bedrooms are to the front of the property with good size windows looking over the garden. The larger two bedrooms benefit from carpet flooring and double wardrobes with sliding doors. The third double bedroom also includes a wardrobe with sliding doors. The modern shower room has slate grey tile flooring, with white and grey tiles on the walls. The walk-in shower cubicle is fitted with black wet wall and contrasting white tray. The room also benefits from a white vanity unit providing storage space and a heated towel rail.

The garden surrounding the property is in beautiful condition with maintained lawn, mature shrubs and stone chip borders. A wooden shed provides additional space and is neatly placed to the side of the property. The tarmac driveway provides ample off-street parking and leads to the garage with a single door opening to the rear garden.

Early viewing is highly recommended to fully appreciate this property.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, correct floor measurements of rooms, corridors, cupboards and other items are not guaranteed. The floorplan is for information only and should not be used as a basis for any contract. The architect, designer and publisher shall not be held liable for any errors or omissions.



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