



**MICHAEL A. BROWN**

— Solicitors & Estate Agents —



## Rowanbank, 5 Station Terrace, Invergowrie, Dundee, DD2 5DS

Offers Over **£300,000**



- End Terraced Villa
- Category B Listed
- Original Period Features
- Modernised and Upgraded
- Enclosed Gardens
- Also Rear Car Access
- Vest; Hall; Toilet
- Spacious Lounge
- Large Dining Kitchen
- 4 Bedrooms
- Bathroom & Shower
- Combi GCH; Part DG



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01382 204242  
[property@michaelabrown.co.uk](mailto:property@michaelabrown.co.uk)



## Rowanbank, 5 Station Terrace, Invergowrie, Dundee, DD2 5DS

This Arts and Crafts designed house was built around 1900 by James Hutton, Architect to his very strict design as the end house of a terrace of three similar houses. The house is listed category B and has been modernised, upgraded and attractively decorated yet has retained many original features including ornate cornices, fireplaces, leaded glass windows and original door furniture.

The house benefits from full combi gas central heating and (rear windows) double glazing and quality fitted bathroom. There is a very spacious and part open plan dining area with fully fitted kitchen with breakfast bar divider. Large lounge with feature bay window, downstairs toilet and 4 bedrooms. The house is situated in a quiet cul de sac within minutes walk of the village amenities which include an excellent primary school, village shops and services, post office and Inn. The nearby railway halt has regular services to Dundee and Perth. Ninewells hospital, Technology Park and Dundee's Universities are within a 10 minute drive.

### GROUND FLOOR

#### ENTRANCE VESTIBULE

Main front door with glazed side panelling. Glazed door and side screens to the hall.

#### ENTRANCE HALL

Balustrade stair leads to the upper floor. Light oak vinyl flooring.

#### TOILET

Vanity unit and toilet. Wall tiled. Vinyl flooring. Recessed downlights.

#### LOUNGE

A large and spacious lounge with feature bay window which overlooks the front garden. Glazed bi fold doors lead to the adjoining dining kitchen. A log burner fireplace. Ornate plaster cornices. Laminate flooring.

#### KITCHEN

The kitchen is fully fitted with modern cream wall and base units and granite effect worktops. Splash back slate tiling. Integral stainless steel gas hob, electric double oven and stainless steel filter hood above. Inset stainless steel sink with drainer and mixer tap. Plumbed for automatic washing machine. Integral fridge freezer and dishwasher. Vinyl tile effect flooring. Recessed downlights. Door to rear garden.

#### DINING AREA

Open plan and with breakfast bar divider. The dining area has ample room for dining table and chairs. Glazed bi fold doors lead to the adjoining lounge. Original fireplace. Laminate flooring. Window overlooks rear garden.

### UPPER FLOOR

#### HALL

Laminate flooring. Coloured glazed roof light with access to attic.

#### DOUBLE BEDROOM

A spacious bedroom with window overlooking the front garden. Timber mantle fireplace. Ornate plaster cornices.

#### DOUBLE BEDROOM

Window overlooks rear garden. Cupboard housing Worcester combi gas boiler. Timber mantle fireplace. Laminate flooring.

#### BEDROOM

Window overlooks rear garden. Laminate flooring. Timber mantle fireplace.

#### BEDROOM

Window overlooks front garden. Laminate flooring.

#### BATHROOM

Fully modernised. White three-piece suite

including a stand-alone bath with shower tap fitment. Glazed corner shower compartment with thermostat shower. Wall tiled to dado height. Recessed downlights. Velux window. Chrome towel radiator.

### GARDENS

The front garden is enclosed by low stone walls and attractively laid out with stone chips, shrubs and bushes. The southwest facing and sizeable rear garden is enclosed by timber fencing and hedging and provides a high degree of privacy. Laid out with patio area, large lawn, shrubs and bushes. Log store. Outside water tap. Extra-large timber garden shed. Stone chip driveway leads off the rear mutual lane which provides access from Station Road.

### EXTRAS

Included are all fitted carpets, blinds, light fittings (not lounge) and integral kitchen appliances.

### LOCATION

Off Station Road.

### EPC – D

HOME REPORT VALUATION – £300,000



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**ACCOMMODATION**

(All measurements are approx.)

Vestibule	6'0" x 4'5"	(1.82m x 1.37m)
Toilet	4'3" x 2'8"	(1.30m x 0.85m)
Lounge	18'9" x 13'1"	(5.76m x 4.00m)
Dining Kitchen	19'7" x 16'1"	(6.00m x 4.90m)
Double Bedroom	12'5" x 11'6"	(3.80m x 3.55m)
Double Bedroom	12'3" x 12'0"	(3.75m x 3.65m)
Bedroom	11'5" x 7'9"	(3.50m x 2.40m)
Bedroom	10'5" x 7'4"	(3.20m x 2.25m)
Bathroom	8'4" x 6'4"	(2.55m x 1.95m)



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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17 South Tay Street, Dundee DD1 1NR (DXDD135)

Telephone: 01382 204242

Email: law@michaelabrown.co.uk

property@michaelabrown.co.uk