



**lindsays**

4 Maggie Duncan Close,  
Inchture, PH14 9TE

*"Spacious detached family villa in  
with countryside views set in popular  
village location"*

- Hallway
- Lounge
- WC
- Open Plan Kitchen/Dining Room
- Dining Room
- Utility
- Principal Bedroom with Dressing Area/Study & Ensuite
- 3 Further Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Driveway & Garage

EPC Rating - C

**OFFERS OVER - £320,000**



## Description

Lindsays are delighted to offer to the market this spacious detached family villa in a popular village location. Inchture has a number of local amenities including nursery and primary school, convenience store and hotel. This family home is in move in condition throughout and benefits from gas central heating, double glazing and floored attic. Included in the sale are all floor coverings, light fittings and blinds where fitted.

The accommodation is split over two levels and the ground floor comprises: Hallway with useful storage, bright and spacious lounge with electric fire. A dining room with patio door leading to the rear garden and a fitted kitchen with breakfast bar and open plan dining area/family room along with a utility room and a cloakroom WC. Upstairs is the very generously sized principal bedroom with walk-in wardrobe & space for a dressing area/study and large ensuite with separate shower and bath. Three additional bedrooms two with built in storage and one currently being used as an office. Finally, a family bathroom with shower over the bath.

The property is set on a fantastic plot boasting lovely countryside views. To the front of the property is the driveway leading to the integral garage along with a lawn garden area. To the rear of the property is the large fully enclosed garden, mainly laid in lawn with a patio area and a shed that is included in the sale.

This is an ideal properties for families looking for a little bit more space. Early viewing is highly recommended.

## Area

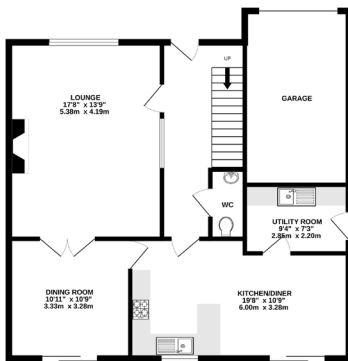
The Village of Inchture provides local amenities which include a village store, post office, Inchture Hotel, a primary school, two nursery schools, sports facilities and a church. The cities of Dundee and Perth both provide a wider range of services offering an excellent range of shops, retail parks,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

## Viewing

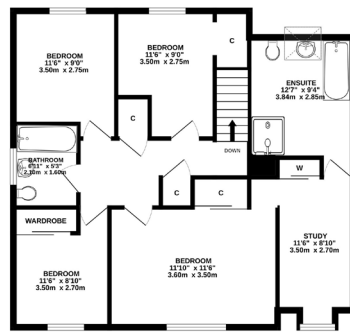
By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is given as to their operability or efficiency can be given.  
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T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@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.