



**lindsays**

192 Main Street,  
Invergowrie, DD2 5BD

*"Spacious two-bedroom maisonette in a highly popular location."*

- Lounge
- Fitted Kitchen
- 2 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Garden

EPC Rating D

**OFFERS OVER £135,000**





## Description

Lindsays are delighted to offer to the market this two-bedroom maisonette in a highly popular location. Main Street is ideally situated for ease of access to a number of local amenities and is just a short distance from the James Hutton Institute, Ninewells Hospital and the Technology Park.

The accommodation comprises: lounge, open plan with the kitchen with integrated hob, oven and extractor hood, two good sized bedrooms with lovely views to the countryside and a modern bathroom with thermostatic shower over the bath. Benefits include double glazing and gas central heating.

Outside there is an area of private garden to the rear laid in lawn with pond and garden shed. There are two external stores that come with the property.

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

## Area

Invergowrie is a much-admired village which lies on the western outskirts of Dundee and is only a short distance from Ninewells Hospital, Dundee Technology Park, University of Dundee and Scottish Crop Research Institute. Invergowrie boasts a range of local amenities including shops, chemist, take away, café, bowling club and village pub, it is ideally located for those wishing to live in a village environment whilst having all the benefits of being close to the city. The A90 dual carriageway which connects to major routes north and south is easily accessible and is only 18 miles approx. from Perth. Invergowrie Railway Station offers fast commuter links to the city and further afield.

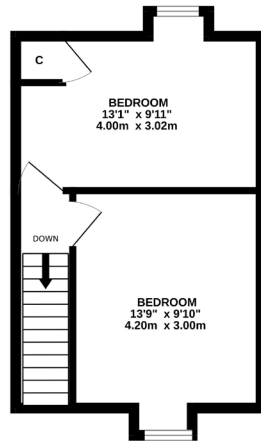
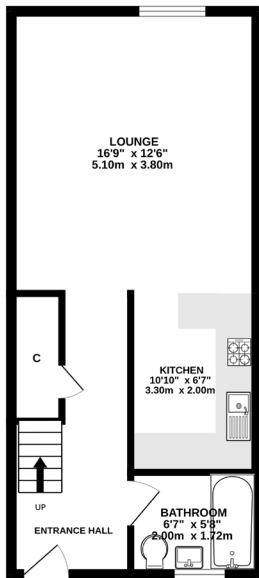
## Viewing

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



1ST FLOOR

2ND 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan studio

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.