



lindsays

27 Mill Road
Invergowrie, Dundee, DD2 5BB

"An attractive ground floor flat in the desirable village of Invergowrie"

- Hallway
- Lounge
- Breakfasting Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Residents Parking
- Secure Entry
- Shared Gardens

EPC Rating C

OFFERS OVER £140,000



Description

An excellent opportunity to buy this well presented ground floor apartment which is located in a quiet area in the very popular village of Invergowrie. This lovely property is in move in condition throughout and practical benefits include double glazing, gas central heating and a secure entry.

Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob, dishwasher, washing machine and freestanding fridge freezer in the kitchen.

The accommodation comprises a bright, spacious lounge featuring trendy panelling, modern kitchen with breakfast bar, two double bedrooms both benefitting from fitted wardrobes, and bathroom with shower over the bath.

Externally at the front of the building lies residents parking and the shared gardens. The factor for the building is currently First Port with monthly factor fees of around £65.

This is an ideal home for a first time buyer in a great village location while being just a few minutes from Ninewells Hospital and viewing is highly recommended.

Area

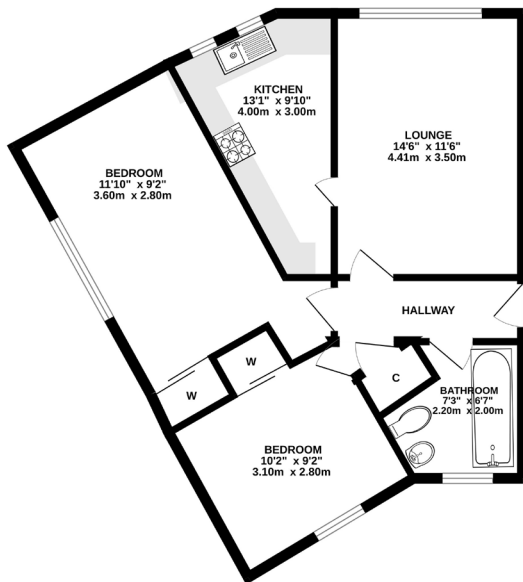
Invergowrie is a much-admired village which lies on the western outskirts of Dundee and is only a short distance from Ninewells Hospital, Dundee Technology Park, University of Dundee and Scottish Crop Research Institute. Invergowrie boasts a range of local amenities including shops, chemist, take away, 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



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon are not guaranteed and no guarantee as to their operability or efficiency can be given. Measurements between brackets.

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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.