



**lindsays**

2 Gourdie Farm Cottages,  
Gourdie Brae, DUNDEE, DD2 5NA

*"Spacious three-bedroom detached bungalow just a few minutes' drive from Dundee"*

- Vestibule
- Reception Hall
- Lounge/Dining Room
- Conservatory
- Kitchen & Utility Room
- 3 Bedrooms (1 x E/S)
- Bathroom
- Double Glazing
- Gas Central Heating
- Garage & Gardens

EPC Rating C

**OFFERS OVER £265,000**





## Description

This is a rare opportunity to purchase this detached bungalow, ideally situated for ease of access to a number of local amenities including schools, shops, supermarkets and amenities and just a few minutes' drive from Ninewells Hospital. The A90 provides easy commuting links to other major towns and cities. The property has been well maintained by the present owners and benefits from double glazing and gas central heating. Included in the sale are the fitted floor coverings, window blinds, integrated kitchen appliances as detailed, washing machine (no warranties provided), greenhouse and garden shed.

The property offers spacious accommodation all on one level comprising: entrance vestibule, reception hall with ample storage, spacious lounge/dining room with patio doors opening into the south facing conservatory, which is a delightful place to sit and enjoy the garden and views towards the River Tay, a bright modern kitchen with integrated hob, double oven, extractor hood, fridge and dishwasher. The utility room has plumbing for a washing machine and space for a tumble dryer and tall fridge freezer if required. A door opens out to the rear from here. All three bedrooms are a good size with built-in storage and the principal bedroom has the benefit of an en-suite shower room. The bathroom has a three-piece suite with thermostatic shower over the bath. Outside there is a large south facing front garden, laid with paved patio, lawn, mature shrubs and trees, with the rear garden laid with chipped stone and a monobloc driveway providing off-street parking for two cars, leading to the single garage. There is also a greenhouse and garden shed.

The property will appeal to a wide variety of buyers therefore viewing is highly recommended to fully appreciate the size and location of this lovely home.

## Area

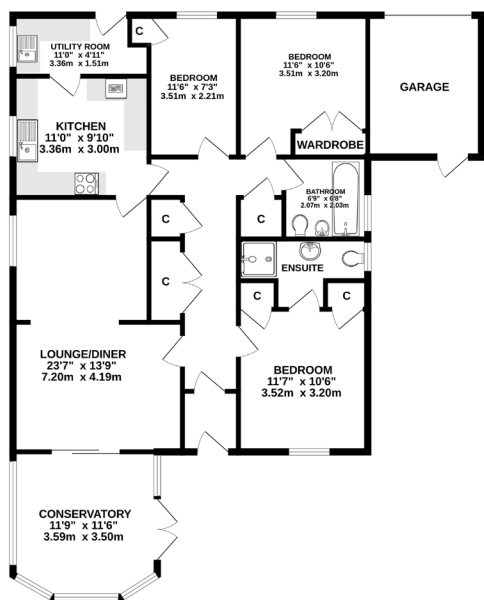
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

## Viewing

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



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, ceilings and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, fixtures and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Measure with tolerance 0.00m.

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.