



lindsays

14 Hunter Crescent
Invergowrie, DD2 5AU

"A beautifully presented semi-detached villa in the sought after village of Invergowrie"

- Hallway
- Lounge
- Kitchen/Diner
- 3 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens
- Driveway

EPC Rating D

OFFERS OVER £180,000



Description

Located in the corner of a quiet cul-de-sac in the very popular village of Invergowrie lies number 14 Hunter Crescent. This beautiful home is in pristine condition throughout and practical benefits include double glazing and gas central heating.

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

The accommodation on the ground floor comprises a comfortable lounge, contemporary kitchen/ diner featuring French doors to the rear garden and the family shower room. Moving to the upper floor you will find three good sized double bedrooms all benefitting from fitted storage. The attic space has been floored, accessed by a ladder and benefits from power and light.

Externally at the front of the property lies a driveway and garden. The main garden lies at the rear and benefits from sun throughout the day. It is laid with lawn and features a decking area and patios. The garden shed is also included in the sale with an upright fridge freezer and tumble dryer

This rarely available type of home can only be fully appreciated by viewing which is strongly recommended.

Area

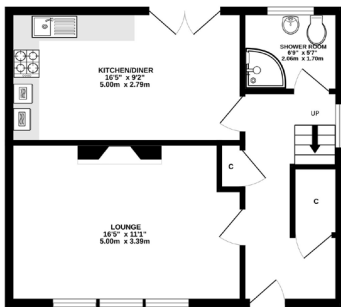
Invergowrie is a much-admired village which lies on the western outskirts of Dundee and is only a short distance from Ninewells Hospital, Dundee Technology Park, University of Dundee and Scottish Crop Research Institute. Invergowrie boasts a range of local amenities including shops, chemist, take away,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

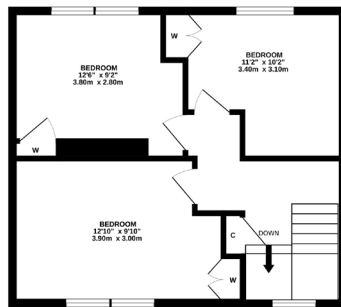
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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 as to their operability or efficiency can be given.
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Prospective purchasers are requested to note formal interest with Lindsays 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.