

Connelly Yeoman

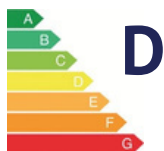


63A MAIN STREET, INVERGOWRIE
BY DUNDEE DD2 5BA

SEMI DETACHED VILLA
DIVIDED FORMER CHURCH
REFECTORY & STABLES



- Set within mature garden grounds forming the divided former Church Refectory & Stables
 - A beautifully presented home with accommodation over two levels
- Many character features retained, Gas Fired Central Heating and Double Glazing
 - Enclosed garden neatly laid out and very well maintained, private parking



OFFERS OVER
£210,000

Property Description

This very unique and well presented 3 bedroom SEMI DETACHED VILLA must be viewed to appreciate this highly individual property which is seldom seen on the market. The property forms part of the conversion of the original Church refectory building and stables, and offers well proportioned accommodation over two levels, benefits from Gas fired central heating, Double glazing and with many of the original and characterful features retained. The very popular semi rural village of Invergowrie is just a short distance from a wide range of amenities including shops, schools, and Ninewells Teaching Hospital, and excellent commuter transport links via the A90 dual carriageway which links Perth and Aberdeen. Nearby Dundee is Scotland's fourth largest city and features all the amenities expected from a vibrant regenerated city including: retail parks, V&A Design Museum, plus a mainline railway station and domestic airport both which offer daily connections to South.

Externally, the property has private parking to the front with a gate giving access into an enclosed side garden with a lawn area, bordered by established shrubs and stone chips, a greenhouse and two wooden sheds. There is a pergola seating area adjoining the house with a stable door leading into the kitchen. Overall, this property represents a "ready to live in" home, perhaps an ideal "down-size" property or first-time-buy and early viewing is recommended to appreciate.

ACCOMMODATION:

ENTRANCE HALLWAY, BATHROOM, OPEN PLAN LOUNGE & DINING AREA, KITCHEN; UPPER FLOOR:- 3 DOUBLE BEDROOMS, LARGE FLOORED AND LINED LOFT SPACE.

ENTRANCE HALLWAY:

Access into the Hallway, where there is a large, under-stair walk-in shelved and hanging space storage cupboard, with light. CH Radiator. Staircase with wooden balustrade leads to the upper floor accommodation.

BATHROOM:

Approx. 7'10 x 7'8. Comprising a vanity unit incorporating the wash-hand basin and the WC., with a bath and over the bath shower. Wall tiling. Parador style lined ceiling. Heated CH towel rail. Front-facing opaque glazed window.

OPEN PLAN LOUNGE & DINING AREA:

Approx. 21'4 (at widest point) x 18'4 (at longest point). This is an exceptionally spacious room, encompassing the Lounge and Dining Area. In the Lounge area there is a rear-facing window. CH Radiator. This then flows through into an area presently used as a Dining area, which has a side-facing window offering views of the garden. CH Radiator. From here there is access into the Kitchen.

KITCHEN:

Approx. 10'4 x 11'2. The kitchen is fitted with base and wall mounted units, worktop surfaces incorporating a sink with mixer tap. Integrated Double Oven, Gas Hob with extractor above. Plumbing and space for an automatic washing machine and space for under-counter Fridge. Rear-facing window. Feature stable door opening out to a covered Pergola area and access beyond into the private garden.



UPPER FLOOR HALLWAY:

Upper Hallway with access to the Bedrooms. Access hatch and fitted Ramsay style loft ladder into the loft space.

MASTER BEDROOM 1:

Approx. 10'2 x 17'3. Spacious master bedroom with a rear-facing window and ample space for bedroom furnishings. CH Radiator.

BEDROOM 2:

Approx. 15'2 X 10'3. A bright and spacious second bedroom, with a front-facing window. Two double wardrobes, with shelving and hanging space, and a further large, full height shelved and hanging storage space. CH Radiator.

BEDROOM 3:

Approx. 10'10 x 13'3. Spacious double bedroom with a rear-facing window. Ample space for bedroom furnishings. CH Radiator.

FLOORED AND LINED LOFT SPACE:

Offering excellent storage space with the original feature timber beams in place.

GARDENS:

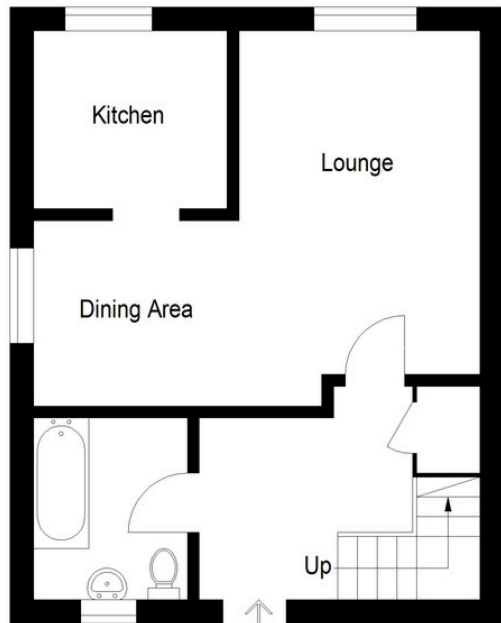
The property is set within private, mature garden grounds, all neatly laid out, with a lawn area bordered by established shrub borders and stone chips. Greenhouse and two Wooden Sheds.

Access gate out to the parking area to the front, with two private car parking spaces for the property.

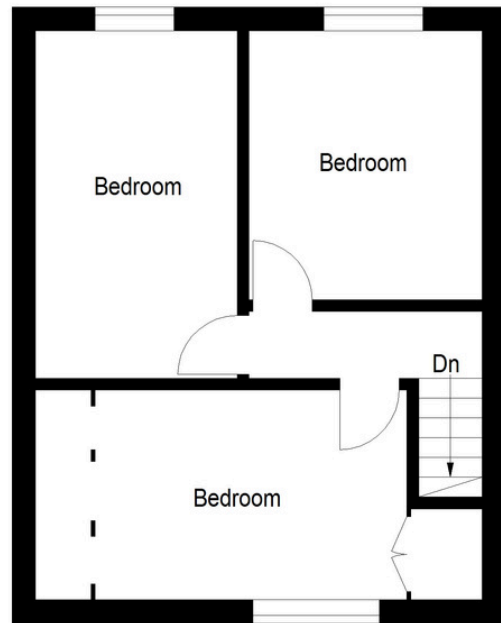


Property Professionals

Approximate Gross Internal Area = 81.4 sq m / 876 sq ft

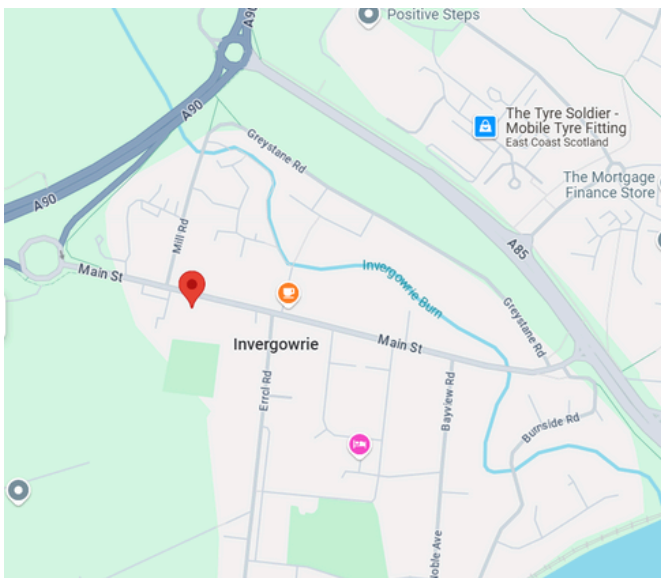


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1178898 / Ref:90181)



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tspc

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