



**lindsays**

**7F Burnside Road**  
Invergowrie, DD2 5JL

*"A well presented one bedroom first floor flat in the popular village of Invergowrie"*

- Hallway
- Lounge
- Kitchen
- Double Bedroom
- Bathroom
- Walk in Cupboard/Wardrobe
- Double Glazing
- Electric Heating
- Residents Parking
- Shared Gardens

EPC Rating C

**OFFERS OVER £100,000**





## Description

An excellent opportunity to purchase a first floor, main door one bedroom apartment in the sought after village of Invergowrie and located close to Ninewells Hospital.

This lovely flat is in move in condition throughout and practical benefits include double glazing, electric heating and a security alarm. Included in the sale are all carpets and floorcoverings where fitted along with the freestanding cooker, washing machine and fridge freezer in the kitchen.

The accommodation is all located on the first floor and is entered through a main door. It comprises a bright west facing lounge, kitchen, modern bathroom with shower over the bath and double bedroom. There is a large walk in cupboard/wardrobe ideal for storage.

Externally the properties lie within well maintained shared garden grounds and there is a shed pertaining to this property. Residents parking lies adjacent to the building which is of great benefit in the village.

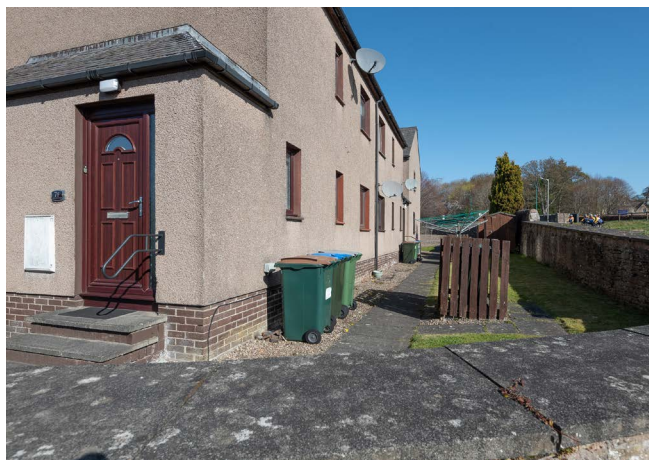
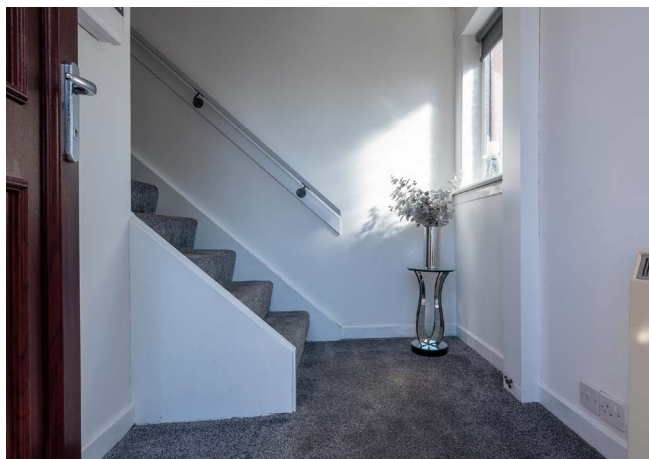
This is an ideal home for a first time buyer or investor given its great village location and also close proximity to the hospital and viewing is highly recommended.

## Area

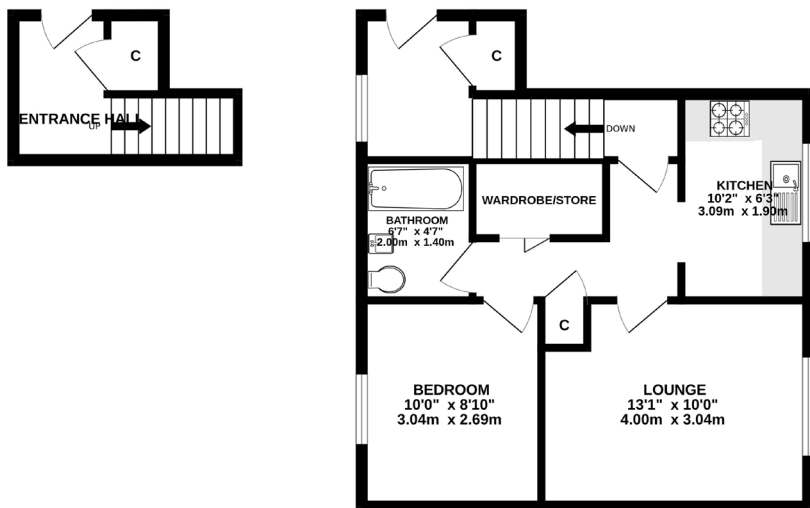
Invergowrie is a much-admired village which lies on the western outskirts of Dundee and is only a short distance from Ninewells Hospital, Dundee Technology Park, University of Dundee and Scottish Crop Research Institute. Invergowrie boasts a range of local amenities including shops, chemist, take away, 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 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.