

# CALDERS

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- SEMI DETACHED VILLA
- ARTS & CRAFTS STYLE
- LOUNGE
- OPEN PLAN DININGROOM
- KITCHEN
- 3 BEDROOMS
- FAMILY BATHROOM
- SHOWERROOM/W.C
- DRIVEWAY
- GARDEN
- GARAGE, SHED & STORES
- GAS CENTRAL HEATING



**11 Station Crescent, Invergowrie, DD2 5DT**  
**Offers Over £275,000**

# 11 Station Crescent, Invergowrie, DD2 5DT

A rare opportunity to purchase this lovely C Listed semi-detached Villa in Art and Crafts style. The property offers ideal family accommodation and is located in the popular village of Invergowrie. This places the property within easy reach of Ninewells Hospital, the Crop Research Facility and Dundee Airport. There are excellent transport links with regular bus services and a train service. The A90 dual carriageway is also within easy reach for access to Perth and beyond. Invergowrie offers a wide range of local services including shops and a Primary School.

The property dates from 1912 which formed part of a development built by William Gauldie. It has retained much of its original charm and period features. The property has been lovingly restored and maintained by the current owners and benefits from gas central heating with a modern Combi gas boiler.

The accommodation comprises; -

**Vestibule – 1.06m x 1.10m  
(3ft 5" x 3ft 7") Approx**

The original timber front door gives access to a small entrance vestibule with an original glass and timber door leading into the inner hallway.

**Hallway – 1.22m x 4.20m (at widest point)  
(4ft x 13ft 9") Approx**

The hallway gives access to all ground floor accommodation with the original timber doors.

**Lounge - 3.60m x 5.07m  
(11ft 9" x 16ft 7") Approx**

This large lounge with a bay window overlooking the front of the property makes this a bright and pleasant lounge with an original Art and Crafts style timber fireplace, tiled hearth and picture rail.





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## **Dining room – (open plan to lounge) 3.8m x 4.30m (12ft 5" x 14ft 1") Approx**

The current owners removed the original dividing wall between the lounge and the dining room to create a large open plan lounge/diner and have retained all the period features of both rooms including the original French doors leading out to the rear garden.

## **Kitchen – 3.87m x 4.07m (12ft 8" x 13ft 4") Approx**

The kitchen is located to the rear of the property and retains an original walk-in shelved larder and press cupboard. The kitchen is designed by the current owners to utilise free standing antique furniture. There are two fitted Belfast sinks which will be included in the sale.



## **Shower Room/W.C – 0.98m x 1.5m (3ft 2" x 4ft 11") Approx**

This compact shower room/W.C has a white toilet and wash hand basin. There is a tiled shower enclosure with a mixer shower and a glazed chrome shower door.

The original U-shaped timber staircase with a large under stair cupboard gives access to the upper hallway which has a window overlooking the side of the property and has an access hatch to the loft.



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## **Master Bedroom – 3.43m x 4.15m (11ft 3" x 13ft 7") Approx**

Overlooking the rear of the property, this good-sized double bedroom has a southeast facing window which gives views over the rear of the garden and glimpses over the river Tay through the trees.

## **Bedroom 2 – 3.36m x 4.62m (11ft x 15ft 1") Approx**

Another good-sized double bedroom overlooking the front of the property and has partially combed ceiling.

## **Bedroom 3 – 2.89m x 2.85m (9ft 5" x 9ft 4") Approx**

A good-sized bedroom which looks out to the side of the property with a combed ceiling and an access hatch to the eaves space.

## **Bathroom – 2.82m x 2.12m (9ft 3" x 6ft 11") Approx**

A large bathroom with a fitted white period three-piece suite which includes an original cast iron bath.





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## Outside

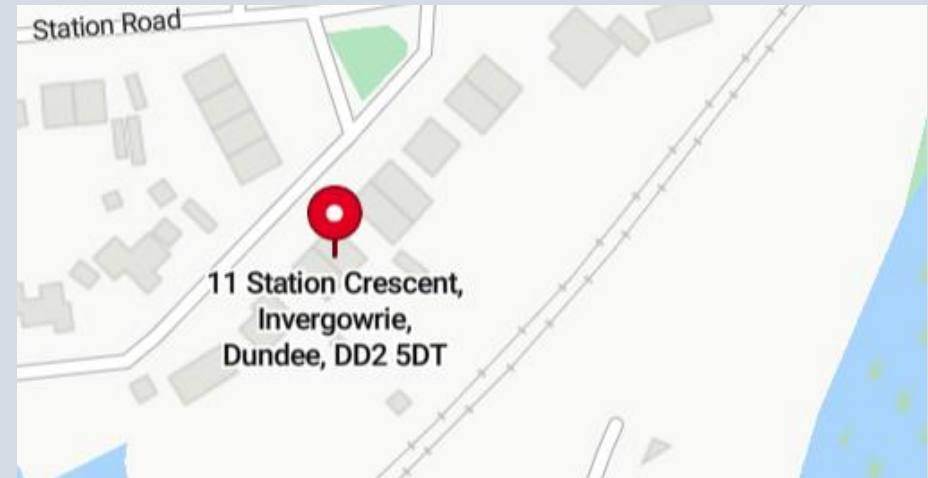
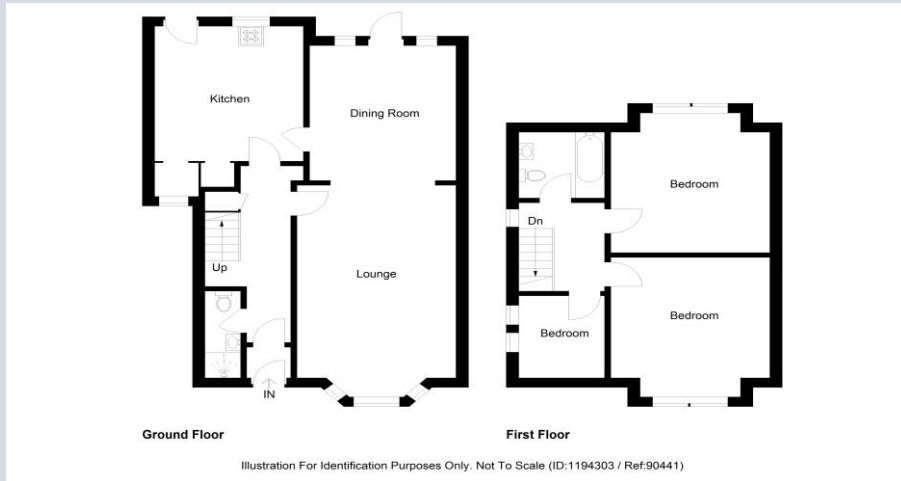
A gravel driveway at the front of the property gives sufficient parking for up to two vehicles along with an area of mature planting all within the original boundary wall.

There is a single lean-to garage with timber doors. There is sufficient room for a small workshop area if desired.

To the rear of the property, there is a patio area with a large timber garden shed and two integrated stores. The large long rear garden is fully enclosed with areas of lawn and mature planting on each side offering a private and secluded garden space.



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[www.tspc.co.uk](http://www.tspc.co.uk)

Full Home Report available from Selling Agents, Calders, or download from TSPC

**Viewing Arrangements strictly by appointment: Contact Selling Agents Calders, Solicitors & Estate Agents, 10 Whitehall Street, Dundee**

**Tel: 01382 224391 email: [admin@calders.com](mailto:admin@calders.com)**

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