



lindsays

18 Greystane Road
Invergowrie, DD2 5JQ

"A deceptively spacious detached family home in the sought after village of Invergowrie"

- Hallway
- Lounge
- Dining Room
- Kitchen
- Conservatory
- 5 Bedrooms
- 2 Shower Rooms
- Double Glazing
- Gas Central Heating
- Garage and Driveway
- Front & Rear Gardens

EPC Rating D

OFFERS OVER £340,000



Description

Located in the charming village of Invergowrie this spacious family home will appeal to a wide variety of buyers looking for a local primary school and village life whilst being just minutes from Dundee and Ninewells Hospital. The property requires a degree of decorative modernisation and updating to a buyers own taste. Practical benefits include double glazing, security alarm and gas central heating with a combi boiler. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the white goods in the kitchen and wardrobes.

The accommodation on the ground floor comprises a comfortable lounge with picture window and electric fireplace. Dining room with French doors leading to a delightful conservatory which overlooks the rear garden. The kitchen lies at the front of the property and has ample floor and wall units. There are two double bedrooms, a single bedroom and a shower room.

Moving to the upper floor you will find two further double bedrooms which both have access to the eaves storage and a further shower room.

Externally at the front of the home lies a long driveway with parking for multiple vehicles and leading to a single garage. The attractive garden is laid mainly with lawn and borders of mature plants and shrubs. The main garden lies at the rear and has been lovingly maintained with well manicured lawn and pretty flower beds. A wider area runs down to the burnside.

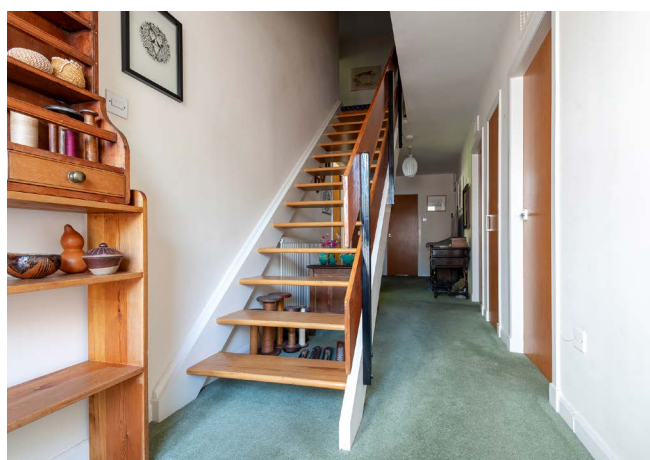
This excellent family home can only be fully appreciated by viewing which is highly recommended.

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 two churches -Invergowrie Carse of Gowrie Kirk (Church of Scotland) and All Souls Scottish Episcopal Church, 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.

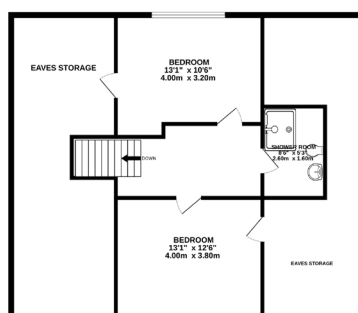
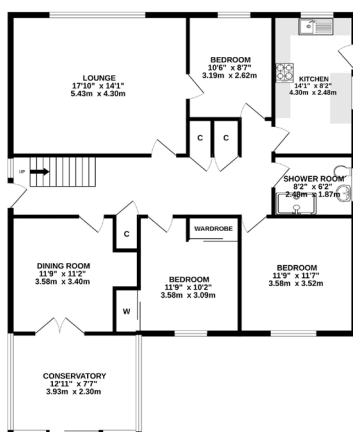
Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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 owners, agents 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 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.