



lindsays

'Rowan Cottage',
Longforgan, By Dundee, DD2 5HU

"A beautifully presented, detached family home with stunning views situated in a delightful rural location".

- Vestibule
- Reception Hall
- Lounge/Dining Room
- Kitchen/Dining/Family Room
- Utility Room
- 4 Bedrooms (1 x En-Suite)
- Bathroom
- Shower Room
- Double Garage
- Gardens

EPC Rating C

OFFERS OVER £400,000



Description

Lindsays are delighted to offer to the market this well maintained and beautifully presented detached family home. Situated on the outskirts of Longforgan enjoying stunning views over open countryside, this property offers spacious and versatile accommodation over two levels. Longforgan has a village store, primary school and inn and is just a 10-minute drive from the centre of Dundee, with schools, shops and amenities all close by, meaning you can enjoy the benefits of rural living with everything you need on your doorstep.

The accommodation comprises on the ground floor: entrance vestibule, reception hall with large walk-in cupboard, a bright, well-proportioned lounge/dining with windows on three sides enjoying open countryside views and doors opening out to a timber deck, kitchen/dining/family room with integrated hob, oven, microwave, fridge, freezer and dishwasher. There are doors opening out to the deck and there is ample space for a dining table and sofa if required. The utility room has a range of units and plumbing for a washing machine and space for a dryer. One of the bedrooms and a shower room are also located on this lower floor. Upstairs the bright hallway has a shelved linen cupboard, the primary bedroom which is most spacious with dressing room and two fitted wardrobes. It also has the benefit of a spacious en-suite shower room. There are two further bright bedrooms with one featuring a built-in wardrobe. The family bathroom completes the upstairs accommodation with thermostatic shower over the bath. Outside the property has landscaped gardens to the front, side and rear providing areas for children to play, a timber deck perfect for outdoor entertaining and enjoying the stunning views. There is a recently completed timber fence. There is parking for four cars at either side of the garage which benefits from a cupboard, shelving and additional storage in the roof space. Included in the sale are all fitted floorcoverings, window blinds (where fitted) and integrated kitchen appliances as detailed.

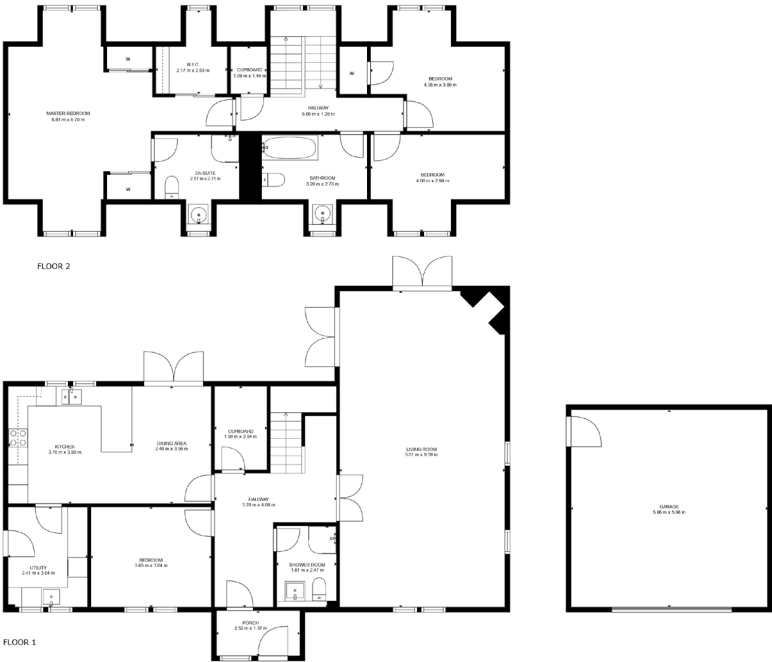
This very special home and location will appeal to the family buyers looking for more space inside and out and can only be fully appreciated by viewing, which is highly recommended.

Area

Longforgan is a charming village situated to the north of the River Tay and a few minutes drive from the West End of Dundee. Located in the heart of the Carse of Gowrie there are beautiful scenic walks and ideal for the keen cyclists. The village boasts an excellent primary school, post office and local shop. All main amenities can be found in Dundee City. There is easy access to the A90 providing commuting links to Perth and Dundee and Ninewells Teaching Hospital is just five minutes away.

Viewing

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



TOTAL: 198 m2
FLOOR 1: 116 m2, FLOOR 2: 82 m2
EXCLUDED AREAS: PORCH: 3 m2, GARAGE: 36 m2
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: 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.