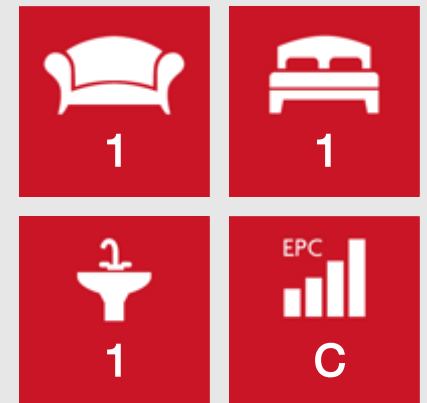




**Thorntons**  
The right way to move

5 Mylnefield Road, Invergowrie  
DD2 5AT







## Summary

Spacious ground floor apartment, located within central Invergowrie, which comprises: large bright lounge, modern kitchen, shower room with three-piece suite and good sized double bedroom with integrated storage. Attributes include: gas central heating, double glazing, oven, hob, extractor, floor coverings and generous storage throughout. Externally the property benefits from well-maintained large private gardens and on-street parking. Please note planning permission has been granted from Perth & Kinross Council for a driveway.

## Features

- Ground Floor Apartment
- Popular location
- Lounge
- Kitchen
- Double Bedroom
- Shower Room
- Private Gardens
- On-street parking
- Smoke alarms. Heat & CO detector.
- Security Alarm
- DG & GCH. EPC C

## Room Measurements

Lounge: 14' 1" x 14' 1" (4.29m x 4.29m)  
 Kitchen: 6' 6" x 10' 0" (1.98m x 3.05m)  
 Bedroom: 11' 5" x 12' 11" (3.48m x 3.94m)  
 Shower Room: 4' 11" x 7' 1" (1.50m x 2.16m)





# Floorplan

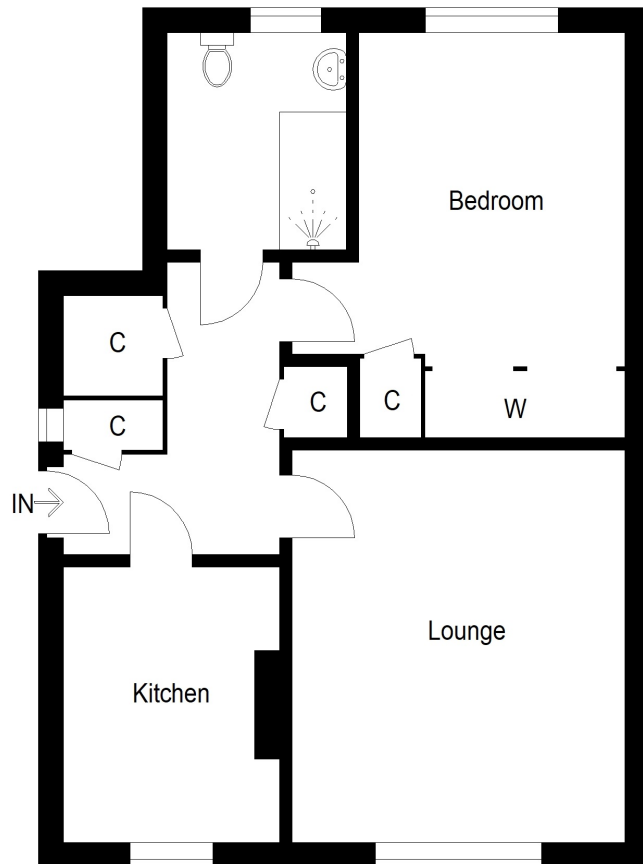


Illustration For Identification Purposes Only.  
Not To Scale (ID:1207139 / Ref:90675)

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathae@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7315  
bonnyriggae@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghae@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparae@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ  
01382 200099  
dundeeae@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forarae@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthae@thorntons-law.co.uk

### INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW  
01463 893997  
genea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@ThorntonsProperty



@ThorntonsPS