



64 Main Street
Invergowrie DD2 5AA



Spacious two bedroom maisonette apartment in a much sought after location”

2 Bed 1 Bath 1 Reception

Lindsays are delighted to offer to the market this spacious two bedroom maisonette in a much sought after location. Invergowrie is a lovely village on the Western outskirts of Dundee with a number of amenities including a shop, chemist, café and primary school. While further amenities can be found in nearby Dundee.

The property comprises: hallway, bright and spacious open plan lounge/dining/ kitchen, principal bedroom with ensuite WC, second bedroom and family bathroom with shower over the bath. Benefits include double glazing and gas central heating.

Externally there is a well maintained communal drying green. A fully enclosed private garden is to the rear and is laid mainly in lawn. The timber shed will be included in the sale.

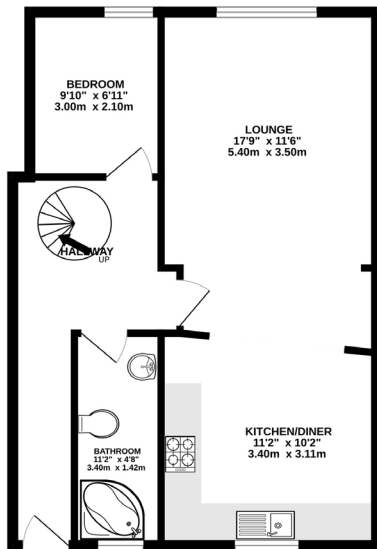
This property will appeal to a number of buyers and early viewing is highly recommended.

Features

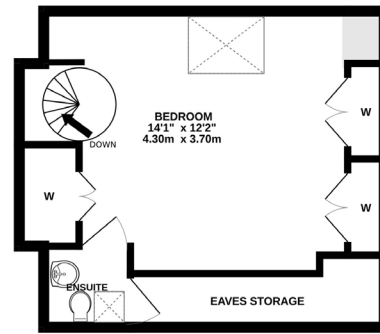
- Hallway
- Open plan lounge/dining/ kitchen
- Two Bedrooms
- Family Bathroom
- Ensuite WC
- Communal Drying Green
- Private Garden
- EPC Rating C

Offers Over £139,000

2ND FLOOR



3RD 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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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 The James Hutton 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.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

📞 01382 802050

✉️ dundeeproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's 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.