



*Deceptively spacious, two bedroom detached cottage in a much sought after village*

2 Bed   1 Bath   1 Reception

This is a rare opportunity to purchase this deceptively spacious two bedroom detached cottage in a much sought after village. Main Street is ideally situated for ease of access to a number of local amenities and this particular property is tucked away in a small cul de sac off the main road.

The accommodation offers versatile accommodation that can be adapted to suit the needs to the buyer. The porch gives access to the hallway. There is a bright and spacious lounge to the rear which has patio doors leading to the rear garden. There is a large dining kitchen, two bedrooms and a family bathroom. Benefits include double glazing, gas central heating and attic spaces.

Externally there is off street parking to the front. The gardens to rear are laid mainly with paving slabs and has a combination of mature planting. The timber shed will be included in the sale.

Viewing is highly recommended to fully appreciate the potential of the property on offer.

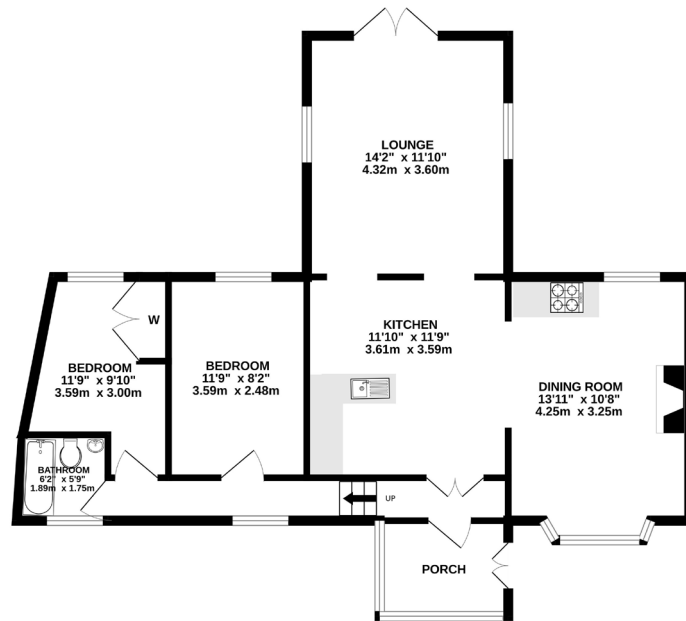
**Features**

- Porch
- Hallway
- Lounge
- Dining Kitchen
- Two Bedrooms
- Family Bathroom
- Off Street Parking
- Gardens
- EPC Rating E

**Fixed Price £165,000**

Home Report Value £175,000

## GROUND 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 materials, 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

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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.