






Taybank,
Invergowrie DD2 5DN



Spacious four bedroom, detached villa with beautiful uninterrupted views across the River Tay

 4 Bed  2 Bath  1 Reception

This is a rare opportunity to purchase this spacious four bedroom detached villa with beautiful uninterrupted views across the River Tay. Invergowrie is a lovely village with a number of amenities and is a short distance from Dundee and all the benefits that go with it. The property offers versatile accommodation spread over two floors and comprises: hallway, bright and spacious lounge/diner with wood burning stove and sliding patio doors leading to the balcony to make the most of the views. There is a fitted kitchen, principal bedroom with built in wardrobes and an ensuite shower room. There are three further bedrooms, two of which have built in wardrobes. One of the downstairs bedrooms has patio doors and is currently utilised as a dining room. A large study area leads to a useful utility room, while the family bathroom completes the accommodation. Benefits include gas central heating and double glazing.

Externally a long drive leads to the detached garage. The gardens wrap around the property and are a combination of lawn, patio areas and a number of mature plantings.

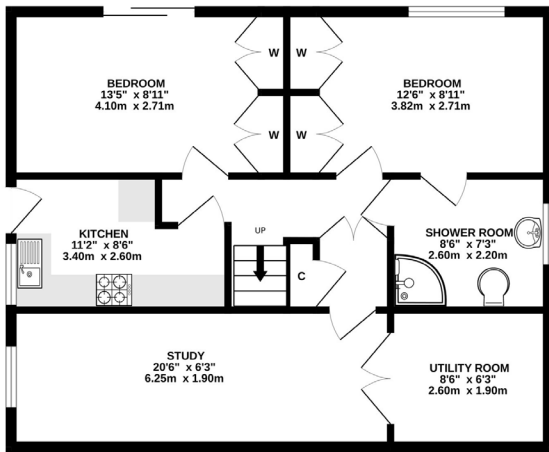
This property can only be fully appreciated by viewing, which is highly recommended.

Features

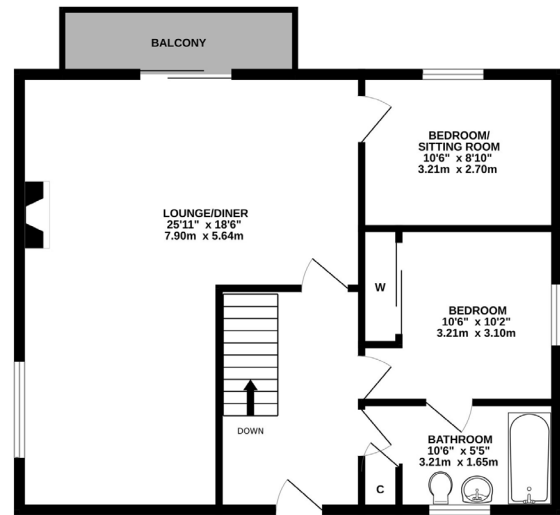
- Hallway
- Bright and spacious Lounge/Dining Room with Balcony
- Fitted Kitchen
- Principal bedroom with fitted wardrobes and ensuite shower room
- Three Further Bedrooms
- Family Bathroom
- Large Study and Utility Room
- Gas central heating
- Double glazing
- Off Street Parking
- Garage
- Gardens
- EPC Rating C

Offers Over £375,000

GROUND FLOOR



1ST 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 Lindsays on:

📞 01382 802050

✉️ dundeeproperty@lindsays.co.uk

🌐 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. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.