






26 Alastair Soutar Crescent,  
Invergowrie DD2 5BN



*Spacious first floor, two bedroom flat in a popular village location*

 2 Bed    2 Bath    1 Reception

Lindsays are delighted to offer to the market this spacious first floor, two bedroom flat in a popular village location. Alastair Soutar Crescent is ideally situated for ease of access to a number of local amenities. The property is offered to the market in move in condition and comprises: hallway with two storage cupboards, bright and spacious lounge and fitted kitchen. There are two good sized double bedrooms both with built in wardrobes while the principal has an ensuite shower room. The family bathroom completes the accommodation. Benefits include secure phone entry system, double glazing and gas central heating. Externally there are well maintained communal gardens and ample residents parking. It should be noted that there is a factor fee payable to ensure the communal areas are maintained to a high standard. This property will appeal to a number of buyers and early viewing is highly recommended.

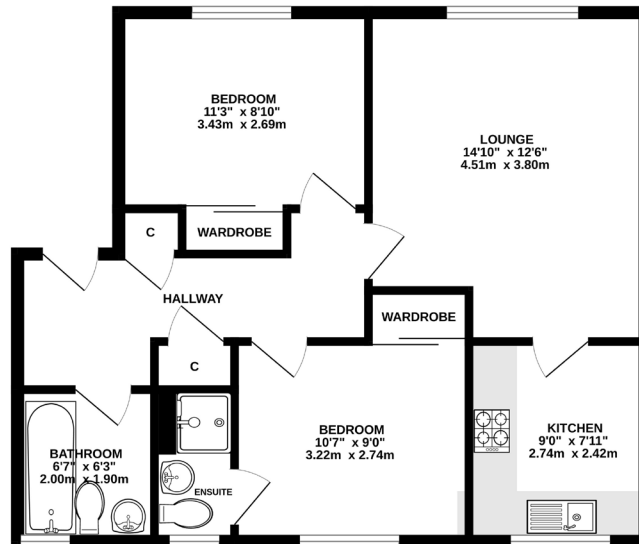
### Features

- Hall with storage off
- Bright and spacious Lounge
- Fitted Kitchen
- Principal bedroom with fitted wardrobes and ensuite shower room
- Second double bedroom
- Family Bathroom
- Gas central heating
- Double glazing
- Secure door entry system
- Residents parking
- Communal Gardens
- EPC Rating C

**Offers Over £140,000**

Home Report valuation £150,000

## 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 misstatement. 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](mailto:dundeeproperty@lindsays.co.uk)

🌐 [property.lindsays.co.uk](http://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.