



MICHAEL A. BROWN

— *Solicitors & Estate Agents* —



58 Invergowrie Drive, Dundee, DD2 1RE

Offers Over **£290,000**



- Detached Bungalow
- Upper Floor Conversion
- Spacious Accommodation
- Elevated Corner Site
- River Views
- Landscape Gardens
- Garage & Driveway
- Vestibule; Hall
- Spacious Lounge
- Diningroom
- Kitchen
- 4 Double Bedrooms
- Shower Room
- Combi GCH; DG

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This very spacious 4 Bedroom DETACHED BUNGALOW with upper floor additional bedroom accommodation is prominently situated on an elevated and south facing corner site in a sought after area of the west end of the City with views over the River Tay and the Fife hills beyond. Conveniently situated between Perth Road and Glamis Drive and close to Ninewells Avenue and Ninewells Hospital. The house benefits from a modern kitchen and shower room, combi gas central heating and double glazed windows and doors. There is a detached garage and paved driveway. Landscaped gardens surround the house and the enclosed rear garden provides a sunny and semi secluded location.

GROUND FLOOR

ENTRANCE VESTIBULE

Double glazed door leads out to the front garden. Glazed inner door. Built in cloaks cupboard. Built in shelved linen cupboard.

LOUNGE

A spacious lounge with south facing views. Large picture window which overlooks the front and rear gardens. Fireplace with gas living flame fire.

DINING ROOM

A good sized Diningroom with ample space for large table and chairs. Window with views towards the river.

KITCHEN

Fully fitted with white finish wall and base units and granite effect worktops. Integral gas hob, oven and grill. Inset carbonate 1 ½ bowl sink with drainer and mixer tap. Integrated automatic washing machine and dishwasher. Wall mounted Worcester combi gas boiler. Tile effect vinyl flooring. Recessed ceiling downlights. Window overlooks the side garden. External door to rear garden.

DOUBLE BEDROOM

Built in triple wardrobes with mirror sliding doors. Window overlooks the rear and side gardens.

DOUBLE BEDROOM

Built in wardrobe cupboard. Window overlooks front garden.

SHOWER ROOM

White toilet and wash hand basin. Large walk in shower compartment with thermostat shower. Vinyl flooring. Opaque window. Chrome towel radiator.

UPPER FLOOR

HALLWAY

Access to the bedrooms.

DOUBLE BEDROOM

Window with south facing views over the river and the hills beyond. Hatch to very large storage attic.

DOUBLE BEDROOM

Window overlooks the rear garden.

GARAGE

With up and over door. Power and light. Paved driveway.

GARDENS

The very attractively laid out gardens surround the house. The south facing front garden is laid out with lawn, bushes and various plants. The semi secluded side garden is screened by trees and laid out with large lawn, bushes and shrubs. The rear garden provides semi secluded and sunny location and is laid out with lawn, bushes, shrubs and plants and a greenhouse.

EXTRAS

Included are all fitted carpets, blinds, curtains, light fittings and kitchen appliances. Some furniture may also be available.

LOCATION

Between the Perth Road and Glamis Drive.

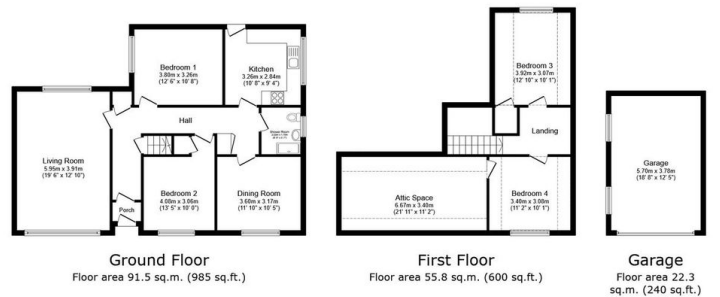
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HOME REPORT VALUATION - £ 290,000



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Total floor area: 169.6 sq.m. (1,825 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.



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