



Thorntons
The right way to move

18 Redcliffs, Kingoodie,
Invergowrie DD2 5DL





Summary

This is a rare opportunity to acquire an affordable home in a sought-after riverside location with breathtaking views and excellent future potential. One-bedroom semi-detached bungalow with spectacular views across the River Tay. The accommodation comprises a bright lounge, kitchen, double bedroom and bathroom. Externally, there is a small rear garden providing a private outdoor space, complete with two useful storage sheds and a greenhouse. Of particular interest is the potential for an attic conversion, subject to obtaining the necessary planning permissions and consents, offering scope to significantly increase the accommodation if desired.

Features

- Semi - Detached Bungalow
- Panoramic River Tay Views
- Lounge
- Kitchen
- Double Bedroom
- Wet Room Shower Room
- Requires Some Modernisation
- On Street parking
- Gas CH & Double Glazing. EPC C
- Ideal Retirement Property/Rental Investment

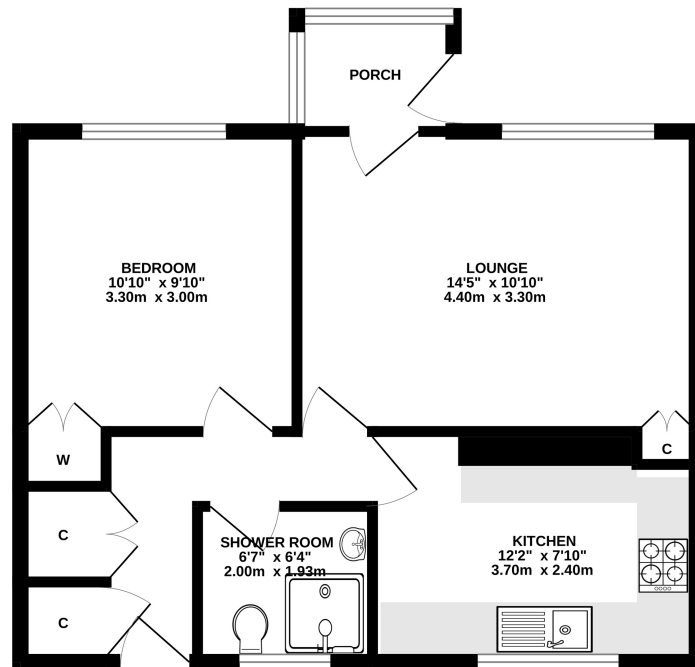
Room Measurements

Lounge 14'5" x 10'10" (4.40m x 3.30m)
Kitchen 12'2" x 7'10" (3.70m x 2.40m)
Bedroom 10'10" x 9'10" (3.30m x 3.00m)
Shower room 6'7" x 6'4" (2.00m x 1.93m)



Floorplan

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. The 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.
Made with Metropix ©2016

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

Brothockbank House, Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA
0131 663 7315
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ
01382 200099
dundeeya@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW
01463 893997
genea@thorntons-law.co.uk

ST ANDREWS

19-21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@ThorntonsProperty



@ThorntonsPS