



5 Wallace Place
Longforgan, DD2 5EE



A spacious two-bedroom semi-detached villa in the sought-after village of Longforgan

 2 Bed  1 Bath  1 Reception

Set on a quiet street in the highly sought-after village of Longforgan, this attractive semi-detached villa would make an excellent first-time buyer home. The property would benefit from some updating, which is reflected in the asking price. The sale includes all carpets, floorcoverings and blinds where fitted, along with the freestanding cooker, washing machine and fridge freezer in the kitchen. Further practical benefits include double glazing and gas central heating.

The ground floor accommodation comprises a bright lounge/dining room with dual-aspect windows and a compact kitchen. Upstairs, there are two well-proportioned double bedrooms, both with fitted wardrobes, and a family shower room.

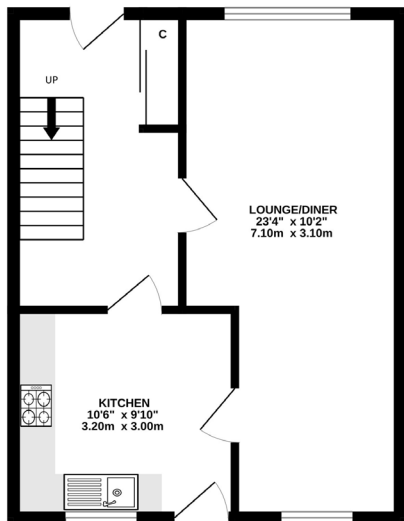
Outside, the front garden is mainly laid to lawn, while the rear garden includes a shed and greenhouse. Bay parking is available nearby.

Features

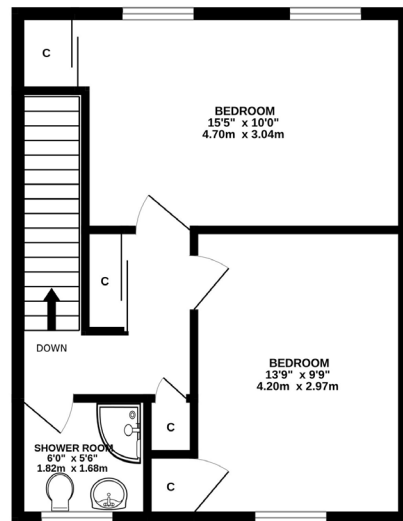
- Hallway
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens
- EPC D

Offers Over £140,000

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.



Longforgan is a charming village situated to the north of the River Tay and a few minutes drive from the West End of Dundee. Located in the heart of the Carse of Gowrie there are beautiful scenic walks and ideal for the keen cyclists. The village boasts an excellent primary school, post office and local shop. All main amenities can be found in Dundee City. There is easy access to the A90 providing commuting links to Perth and Dundee and Ninewells Teaching Hospital is just five minutes away.

FOR VIEWING:

By appointment only

Contact Lindsay 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.