

Southwinds, 13 Castle Huntly Holding, Longforgan, DD2 5HJ







Immaculately presented detached cottage with generous family accommodation, and beautifully landscaped gardens

3 Bed | 2 Bath | 1 Reception

This immaculately presented detached cottage has been thoughtfully extended to create spacious family accommodation and sits within impressive, beautifully maintained landscaped gardens. The property benefits from an oil fired central heating system and air source heat pump along with double glazing throughout. Included in the sale are all floorcoverings, light fittings and blinds where fitted along with the white goods. Other items of furniture are available by separate negotiation.

The accommodation includes a bright south-facing lounge with feature window overlooking the gardens and panaromic views over the River Tay to Fife, a spacious dining kitchen with shaker-style units, and two separate utility rooms. The generously sized principal bedroom features fitted furniture and an en suite shower room, while there are two further double bedrooms. The family bathroom is fitted with both a separate corner bath and shower cubicle.

Externally, a driveway leads to the double garage, and the property is surrounded by beautifully landscaped gardens which have been maintained to an exceptional standard.

A wonderful home in a sought-after rural setting, this property is likely to appeal to a wide range of buyers and viewing is highly recommended.

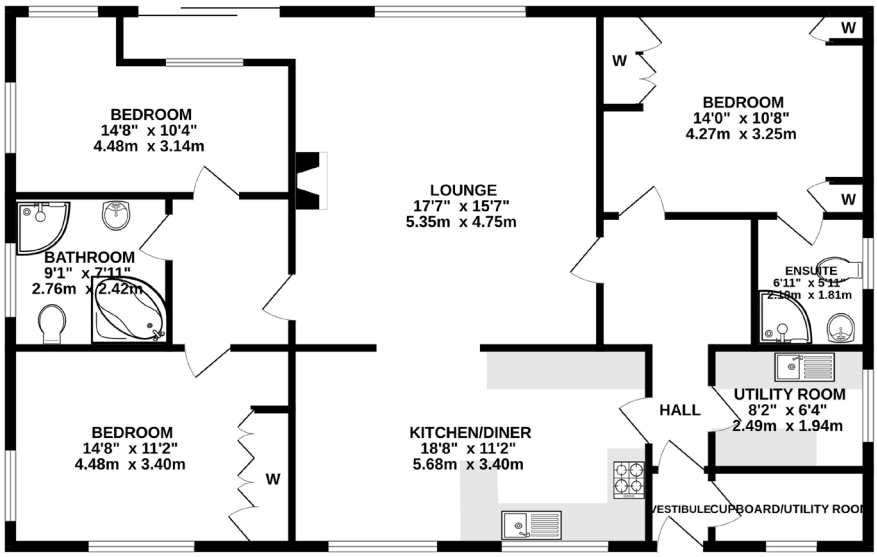
Features

- Vestibule
- Hallway
- 2 Utility Rooms
- Kitchen/Diner
- Lounge
- Primary Bedroom with Ensuite
- 2 Additional Bedrooms
- Family Bathroom
- Double Garage & Driveway
- Landscaped Gardens
- EPC Rating D

Offers Over £299,000

Home Report valuation of £320,000

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. 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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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 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.