

54 Station Road, Invergowrie, DD2 5D







Two-bedroom semi-detached bungalow with delightful River Tay views.

2 Bed | 1 Bath | 2 Reception

Enjoying delightful views over the River Tay, this attractive two-bedroom semi-detached bungalow offers spacious accommodation all on one level, making it ideal for a wide range of purchasers, including downsizers, first-time buyers and those seeking easily managed living. The property is situated in a highly convenient location close to the village centre, local shops, amenities and Ninewells Hospital, while Dundee city centre is within easy reach, providing an excellent selection of shopping, leisure and transport facilities.

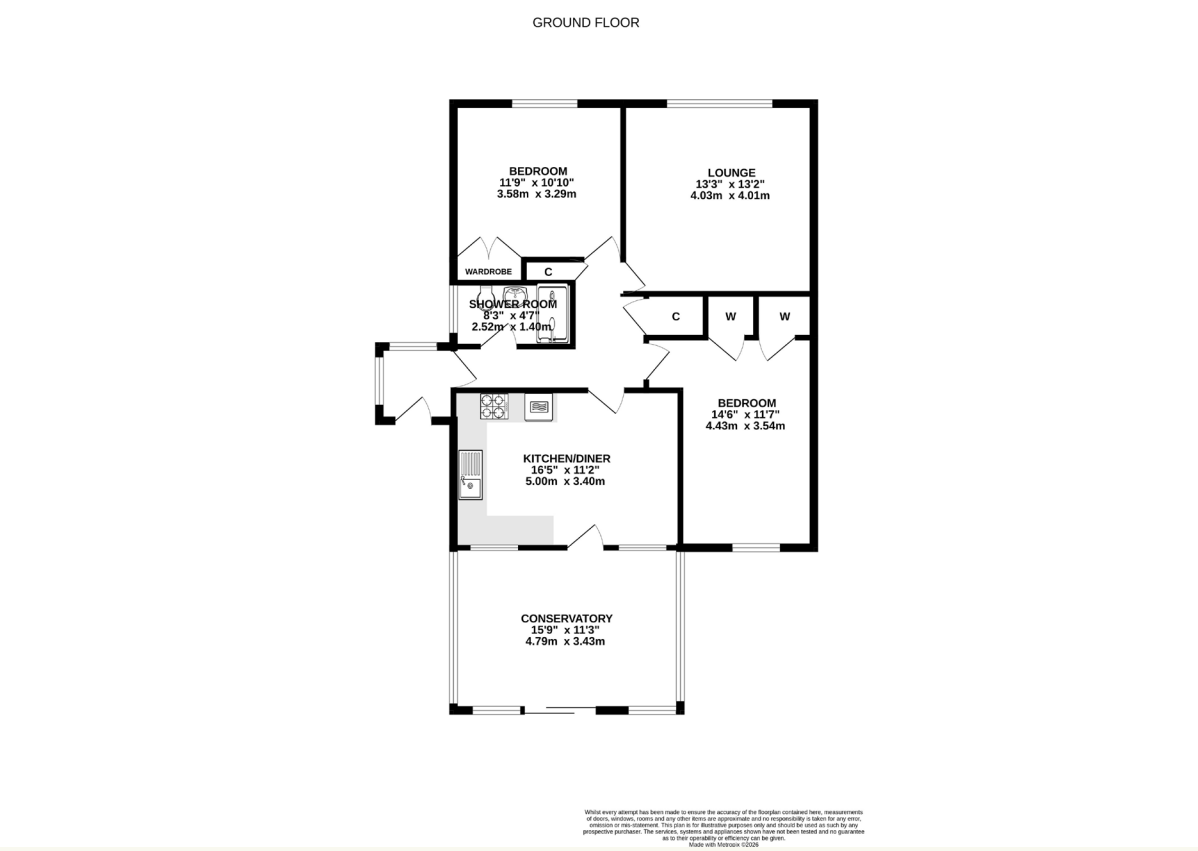
The accommodation comprises a welcoming entrance hall, a bright and comfortable lounge, and a spacious conservatory which enjoys views over the rear garden and provides direct access outdoors. The fitted kitchen/dining room is equipped with a range of wall and base units, integrated hob, double oven and extractor hood, together with space for a table and chairs, washing machine and fridge-freezer. There are two well-proportioned bedrooms, both with fitted wardrobes and a shower room completing the internal accommodation. Externally, the property benefits from attractive gardens to both front and rear. The fully enclosed rear garden features areas of lawn, well-stocked borders and a garden shed, while also enjoying lovely open views towards the River Tay. To the front, mature shrubs provide an attractive setting, and a monobloc driveway offers off-street parking for several vehicles and leads to the garage. Further benefits include double glazing and gas central heating. Included in the sale are all fitted floor coverings, window blinds where fitted, the integrated kitchen appliances as specified, and the garden shed.

This appealing bungalow is expected to attract considerable interest, and early viewing is highly recommended.

Features

- Entrance hall
- Lounge
- Conservatory
- Kitchen/dining
- 2 bedrooms
- Shower Room
- Gas central heating
- Double glazing
- Garage & gardens
- EPC Rating C

Offers Over £200,000









For viewing contact Lindsays 01382 802050 or dundeeproperty@lindsays.co.uk

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 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.