




McEwan Fraser Legal

Solicitors & Estate Agents

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75B Main Street

LONGFORGAN, DUNDEE, DD2 5EW



THE LOCATION

LONGFORGAN, DUNDEE, DD2 5EW

Positioned in the heart of the village of Longforgan. This home is well placed for easy access to the A90 between Dundee and Perth making this a useful base for the commuter.

Longforgan has a good primary school. Each year there is a Scarecrow trail and a gala day provides fun for the family and the local community. There are amenities such as the local shop and Post Office, bowling, with all amenities being within easy reach by road in Dundee.

Local bus services pass through the village providing connections to both Dundee and Perth and the main A90 gives access to Dundee and Perth and main routes beyond. The village of Longforgan is situated to the north of the Firth of Tay and bounded by the Sidlaw Hills.

Modern Dundee is known as the 'City of Discovery', a vibrant city with a rich history. Dundee's recent and extensive regeneration has created a beautiful and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth largest city.

Dundee has two world-class universities, some excellent schools, and a leading further education college, plus a superb range of leisure facilities to cater for all the family. Situated to the west of Dundee, there is easy access to the A90, providing commuting links to Perth and Dundee.



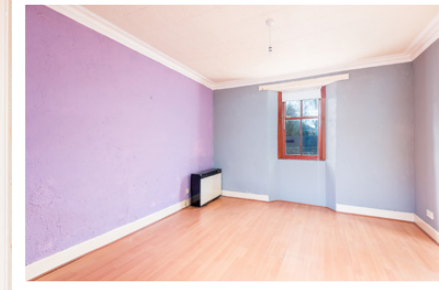
75B MAIN STREET

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Part Exchange is available. This excellent two bedroom terraced home is located in the heart of the community of the village and offers superb potential for someone to add some TLC and make a home of distinction. The property was formed thirty years ago by the subdivision of the former Post Office House to create two dwellings with a shared entrance lobby.

Pretty as a picture, the house would benefit from internal upgrading and this is reflected in the price. The ground floor offers an open plan lounge and kitchen area with a large store or larder. The bathroom is to the rear of the house and a back door leads to the small terrace. On the upper floor are two bedrooms and plenty of storage.

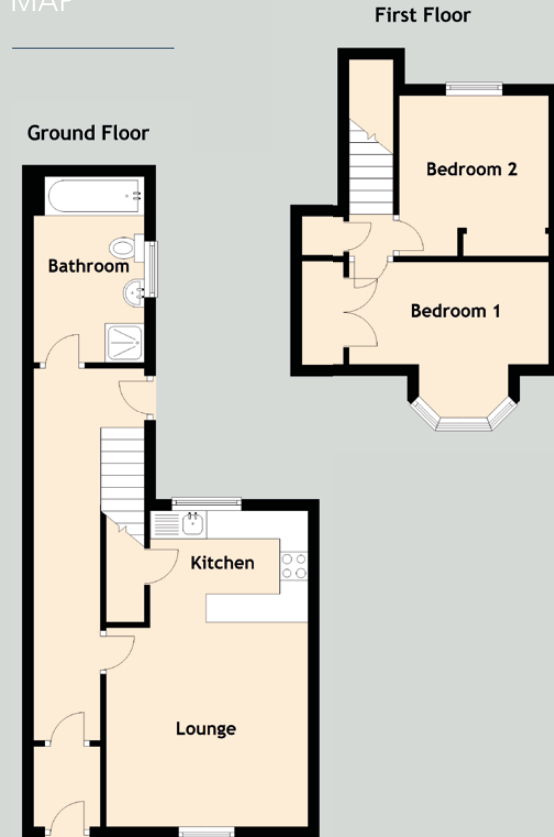
There is a parking space to the front of the house and ample on-street parking. This home is seeking someone to restore her to her glory and add value with the refurbishment.





PROPERTY DETAILS

FLOOR PLAN DIMENSIONS MAP



Approximate Dimensions (Taken from the widest point)

Lounge	3.59m (11'9") x 3.56m (11'8")
Kitchen	2.81m (9'3") x 1.98m (6'6")
Bedroom 1	3.82m (12'6") x 2.79m (9'2")
Bedroom 2	2.85m (9'4") x 2.66m (8'9")
Bathroom	3.32m (10'11") x 1.79m (5'10")

Gross internal floor area (m²): 57m² | EPC Rating: E

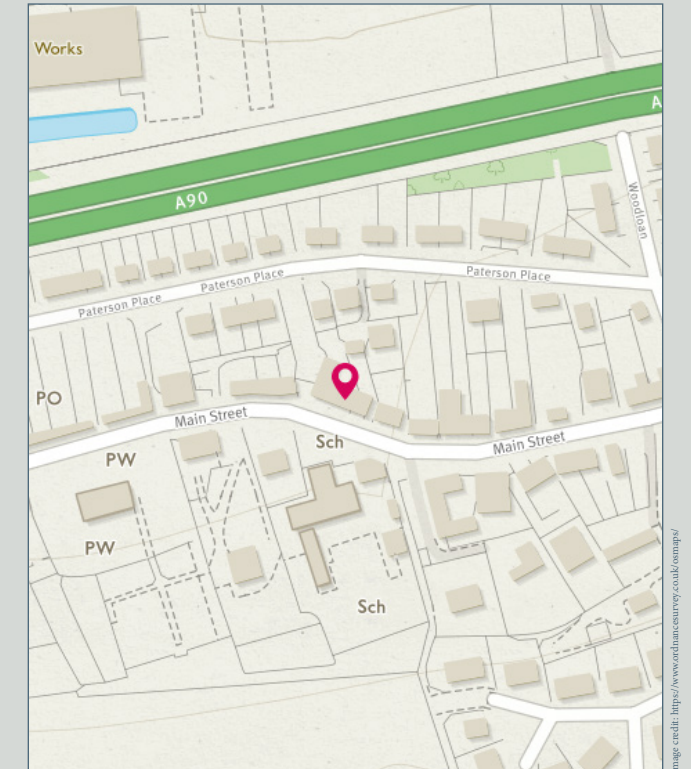


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