




McEwan Fraser Legal

Solicitors & Estate Agents

01382 721 212

14c Bayview Road

INVERGOWRIE, PERTSHIRE, DD2 5AR



THE LOCATION

Invergowrie is situated on the north bank 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. Situated within proximity of Ninewells Hospital this would make an attractive Buy-to-Let option. It'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. In addition, the

property is ideally located for access to many local amenities including the Primary School, train station and grocery store.



THE PROPERTY

This excellent first-floor, three bedroom property forms part of a purpose built block of similar homes set within a quiet location in a highly sought

after residential area of the city, set close to local amenities. Entrance to this lovely home is through a timber front door leading into an attractive hall

that benefits from having a large storage cupboard, with all accommodation leading off. The lovely, bright lounge is carpeted and spacious providing a

comfortable, elegant public room with front aspect windows. The room is in immaculate decorative condition. The kitchen has a range of floor and



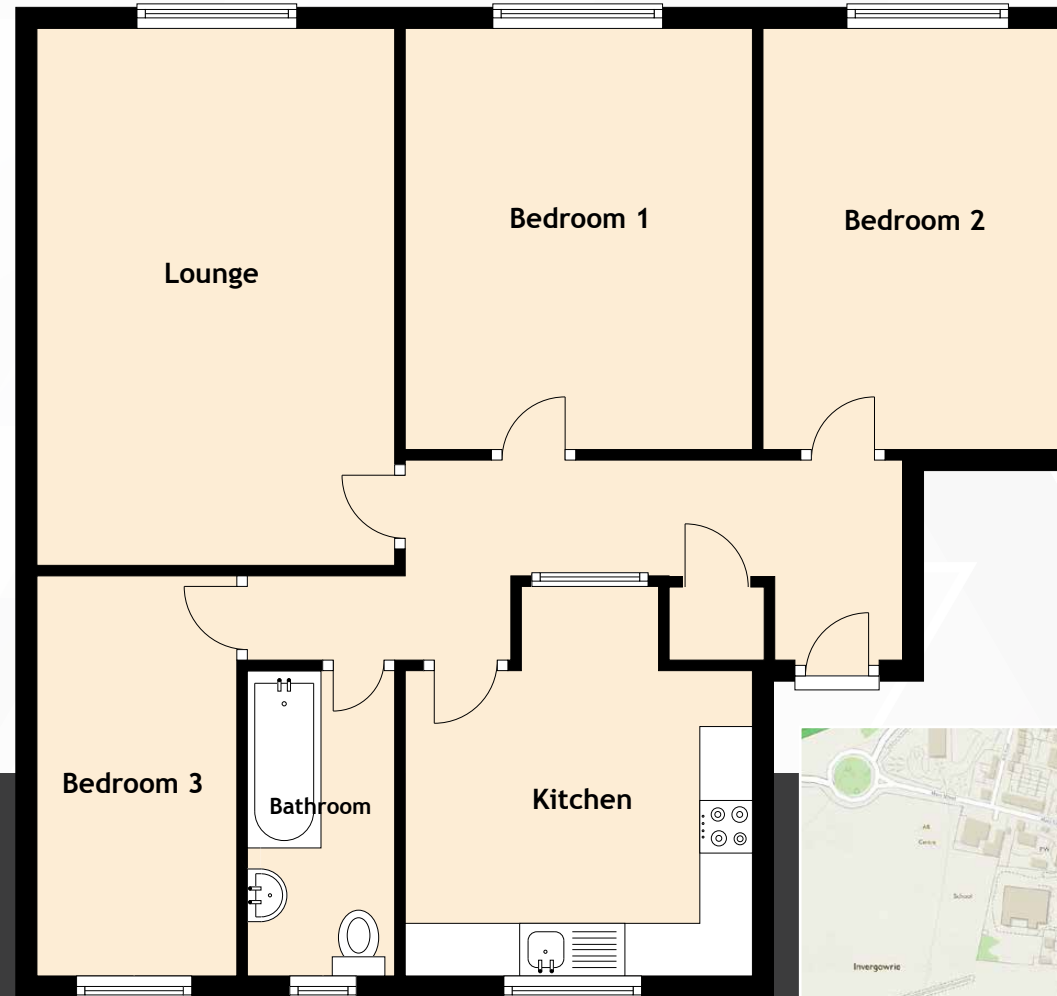
wall units, providing generous storage and is spacious enough for a small dining table and chairs. There is a free-standing cooker and the room is plumbed

for a washing machine, with space for a fridge freezer. There are two bedrooms to the front and one to the back of the flat. The well-equipped bathroom

with three piece suite has wet wall splash-back areas and laminate flooring.

This property benefits from a

private garden area and a cellar, double glazing and gas central heating. On-street parking is readily available.



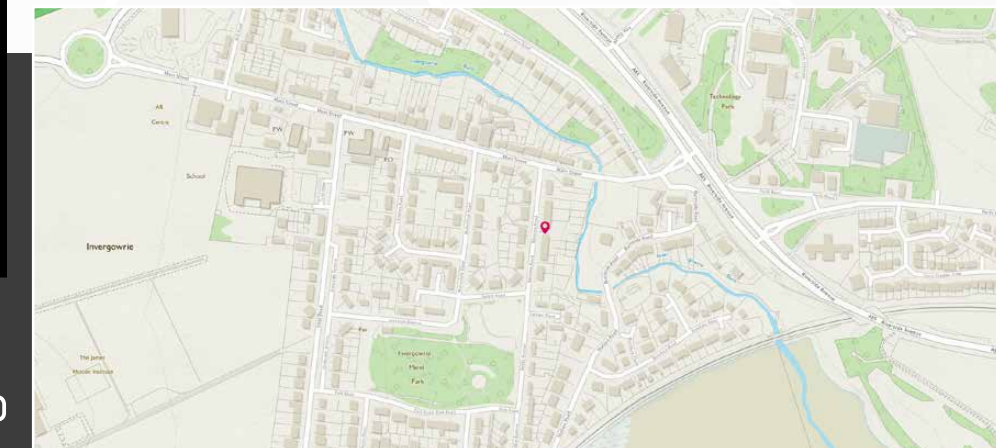
Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.40m (11'2")
Kitchen	3.30m (10'10") x 2.90m (9'6")
Bedroom 1	4.00m (13'1") x 3.30m (10'10")
Bedroom 2	4.00m (13'1") x 2.80m (9'2")
Bedroom 3	3.80m (12'6") x 1.90m (6'3")
Bathroom	2.90m (9'6") x 1.40m (4'7")

Gross internal floor area (m²): 76m²

EPC Rating: B

Extras (Included in the sale): Any other item may be purchased at a separate negotiation.






McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 01382 721 212
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer