



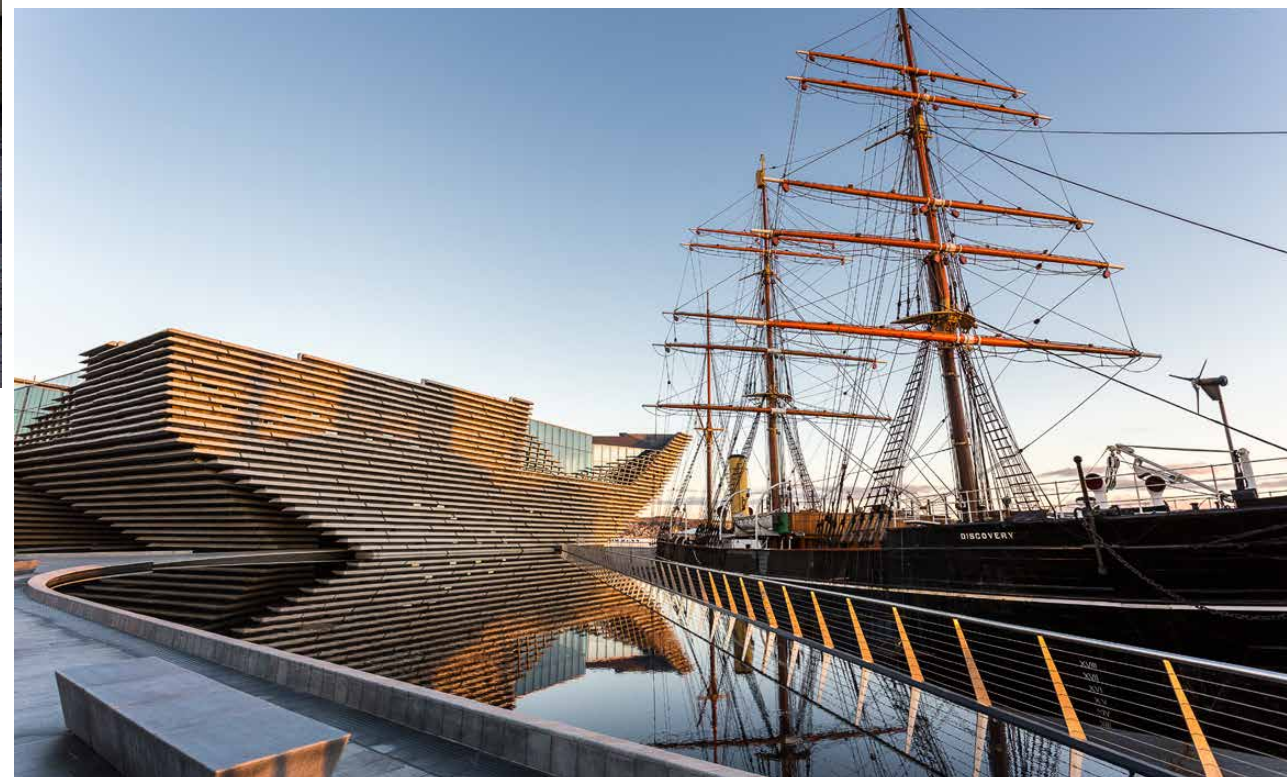




## THE LOCATION

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

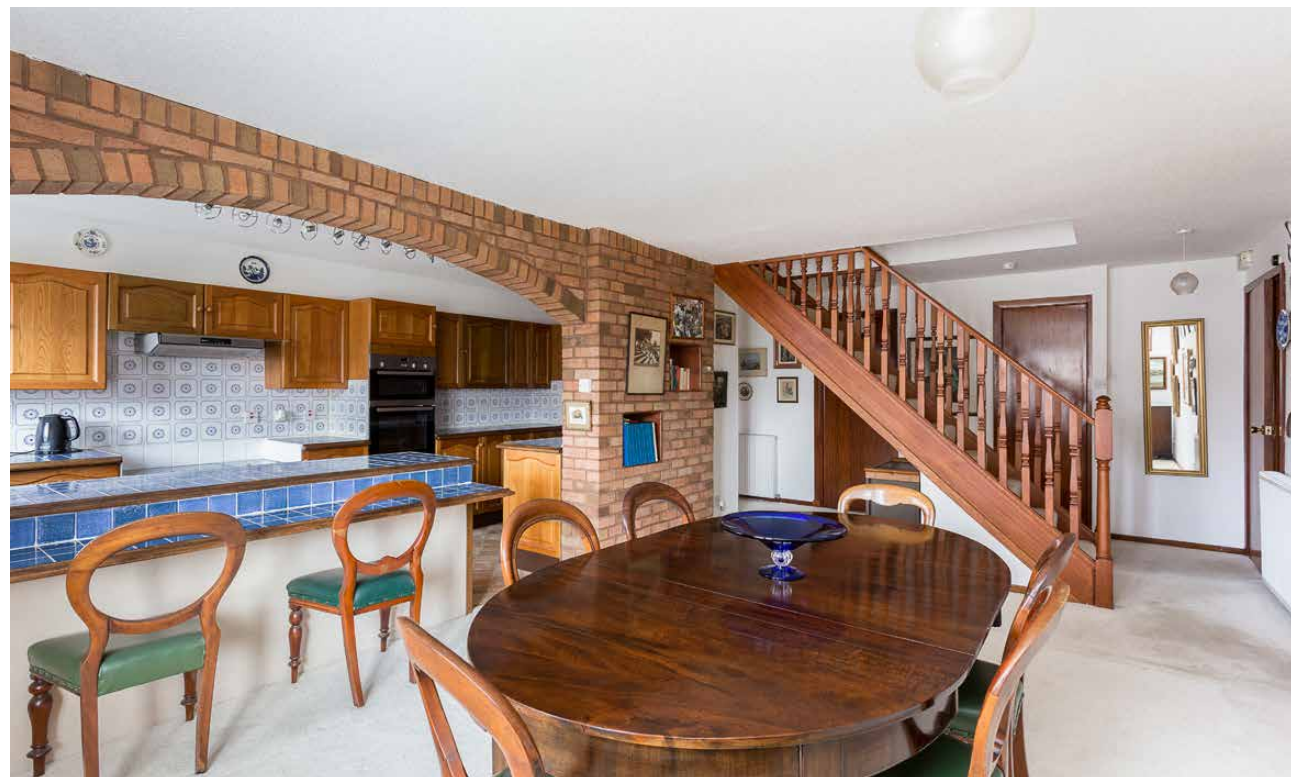
McEwan Fraser Legal are delighted to offer this very flexible 1980's family house onto the open market. The house sits in a 1/5 of an acre plot with a low maintenance shingled garden to the front and side. A pavement gate and path leads to the front door. There is a flagstone patio at the front of the property that catches the sun. The back door can be accessed via the double garage which has light, power and a new electric up and over door.

Upon entering the property there is a two-piece cloakroom in the front hallway. The inner hall opens up to a large family/dining room and an open plan kitchen with utility room to the side. The family room is large enough to allow many furniture layouts and the kitchen has an abundance of cupboard space and all the usual built in appliances. The lounge is accessed from the family room and has a feature gas fireplace, built-in book shelves and a large window to the front. There is a ground floor master/

guest bedroom which is accessed from the family room. It has a large number of built-in units and cupboards and a four-piece en-suite bathroom.

The stairs to the second floor are from the family room. At the top of the stairs the hall has a number of storage cupboards and leads to the two second floor bedrooms both of which have a number of built-in cupboards and four-piece en-suite shower-rooms. The second bedroom has a nursery/ dressing room off that could be utilised or expanded in many ways.

The house is in move in condition, is double glazed and has a very efficient new heating system. It could benefit from modernisation in the kitchen and bathrooms and has an over-abundance of cupboards and storage space that could be turned into extra living space however, this is down to personal taste.





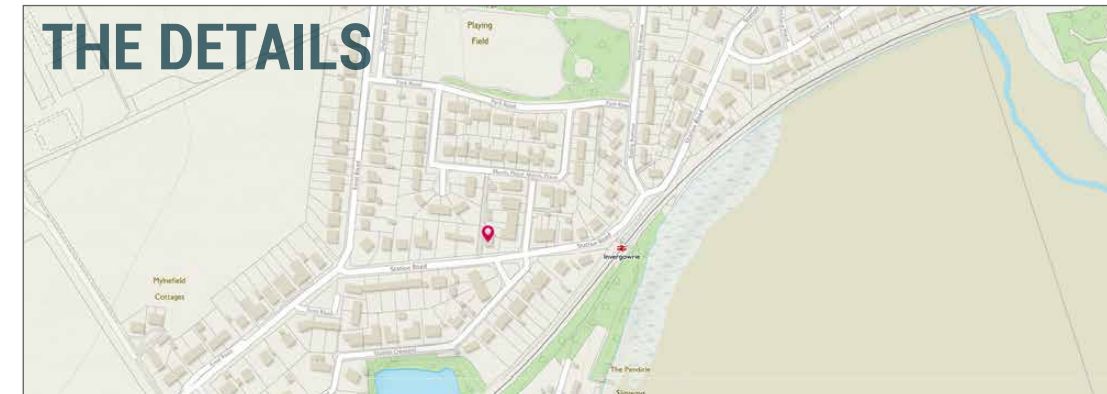
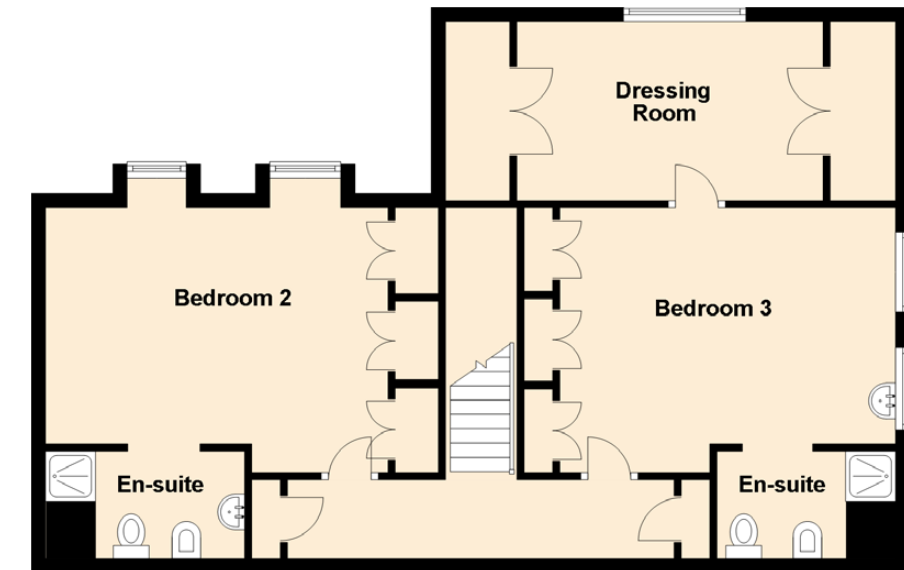
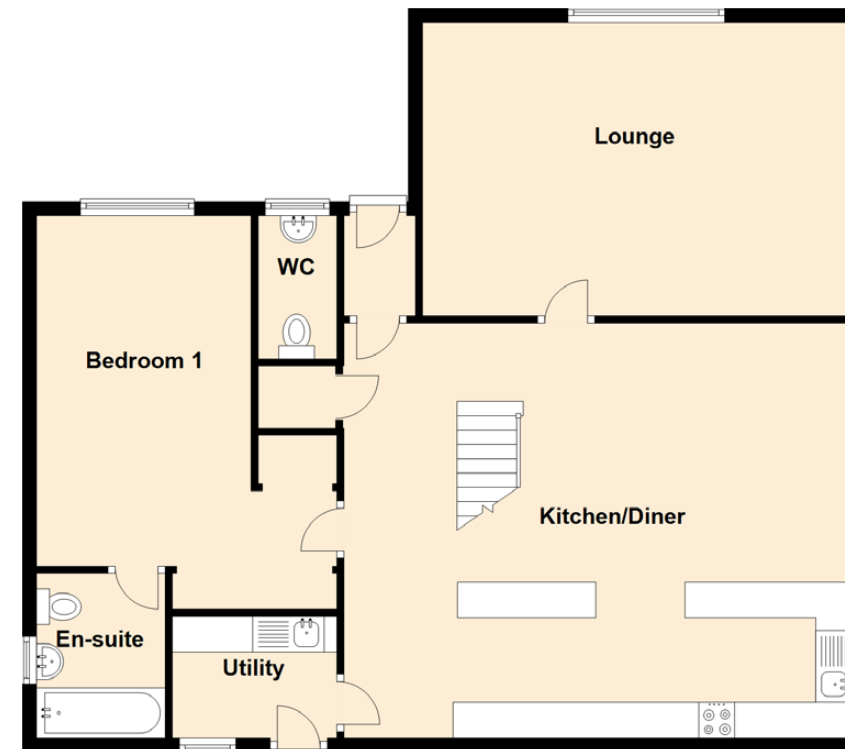


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



Approximate Dimensions (Taken from the widest point)

|               |                               |
|---------------|-------------------------------|
| Lounge        | 6.00m (19'8") x 4.10m (13'5") |
| Kitchen/Diner | 7.10m (23'4") x 5.80m (19')   |
| Bedroom 1     | 4.90m (16'1") x 4.00m (13'1") |
| En-suite      | 2.30m (7'7") x 1.80m (5'11")  |
| Bedroom 2     | 4.70m (15'5") x 4.10m (13'5") |
| En-suite      | 3.00m (9'10") x 1.50m (4'11") |
| Bedroom 3     | 4.40m (14'5") x 3.70m (12'2") |
| En-suite      | 2.50m (8'2") x 1.50m (4'11")  |
| Dressing Room | 3.50m (11'6") x 2.50m (8'2")  |
| Utility       | 2.30m (7'7") x 1.70m (5'7")   |
| WC            | 2.00m (6'7") x 1.00m (3'3")   |

Gross internal floor area (m<sup>2</sup>): 163m<sup>2</sup> | EPC Rating: D





# McEwan Fraser Legal

## Solicitors & Estate Agents

Tel. 01382 721 212  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**JAMES KEET**  
 Surveyor



Professional photography  
**GRANT LAWRENCE**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer