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01382 206000 DUNDEE CITY | ANGUS | FIFE

4 Mylnefield Road, Invergowrie, DD2 5AT.

FIXED PRICE
£140,000

"Spacious Main Door Upper Flat
Located In Popular Village of Invergowrie"

Accommodation: Hall, Lounge, 2 Double Bedrooms, Kitchen, Bathroom, Double Glazing, Electric Panel Heating, Large Private Area Of Garden Ground to Rear and Mutual Drying Green.

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Description

A great opportunity to purchase this attractive upper floor flat which is located in the popular village of Invergowrie.

This spacious flat is in move in condition. Practical benefits include double glazing and modern electric panel heating. Included in the sale are the carpets, floorcoverings and blinds where fitted along with the integrated oven and hob, fridge freezer and washing machine.

The interior is well proportioned and accommodation comprises of entrance vestibule with stairs to first floor. Hallway leading to all accommodation. Generous bright lounge, two good sized double bedrooms. Modern fitted kitchen with ample wall and base mounted units, co-ordinating work surfaces and splashback, integrated appliances. Breakfast Bar. The bathroom is fully tiled with three piece white suite and electric shower over the bath.

Externally there is a large private rear garden with drying green this area of garden ground has been fenced off.

Area

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 Scottish Crop Research Institute. Invergowrie boasts a range of local amenities including shops, chemist, take away, café, bowling club, village pub and popular primary school, 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.

This flat is suitable for many, first time buyers, in particular students and hospital staff and also the buy-to-let market. Viewing is recommended

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Included In Sale

Hob and oven. Carpets and floor coverings. No warranties are given to any appliances included in the price. Garden Shed.

Viewing

To view contact the Solicitors on 01382 206000. Alternatively for evenings and weekends telephone 07534 393884.

Home Report

Contact Solicitors for a copy of the Home Report.

Accommodation

Lounge	13'9" x 14'7"
Kitchen	11'10 x 5'9"'
Bedroom 1	11'7" x 10'9"
Bedroom 2	2'9" x 9'1"
Shower-Room	7'4" x 5'9"

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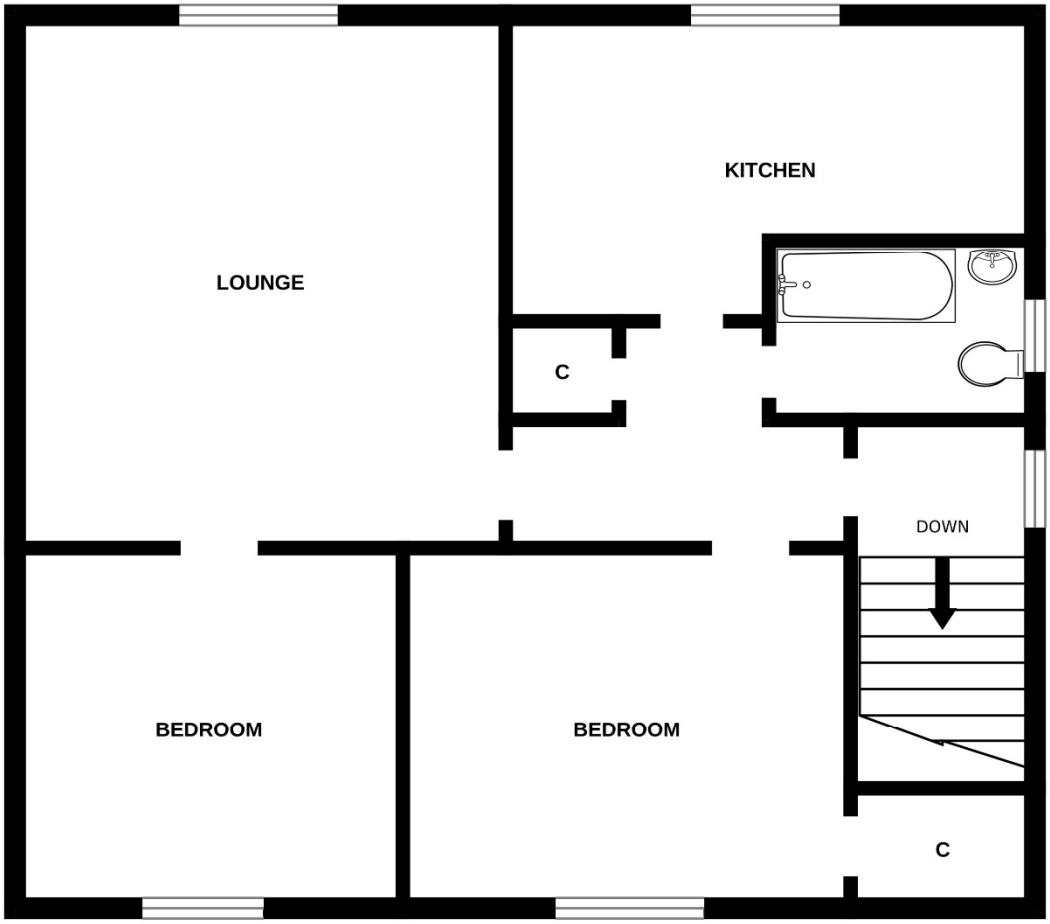
FIRST FLOOR



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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