Impressive two double bedroom flat with two bathrooms

Situated close to Ninewells Hospital and access to the main road









54 Alastair Soutar Crescent

Invergowrie, DD2 5BN

2 BED

2 BATH

OFF STREET

ENERGY C EPC RATING

Scan Here!

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01382 721 212
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available











"...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..."

INVERGOWRIE

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 close proximity of Ninewells Hospital this would make an attractive buy-to-let option. Its recent, extensive regeneration has created an attractive 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 an excellent range of leisure facilities to cater for all the family. Local School in the area is Invergowrie Primary School.









54 ALASTAIR SOUTAR CRESCENT

Part Exchange available. This excellent top floor property forms part of a purpose built block of similar homes and is set within a quiet cul-de-sac location in a highly sought after residential area of the city, set close to local amenities. Entrance to this lovely home is through a substantial front door leading into an attractive hall which benefits from having a large storage cupboard, with all accommodation leading off and incorporating white finishings throughout including panelled doors giving access to the accommodation.

A lovely bright lounge is set to the side of the subjects with front aspect windows and attractive aspect over green foliage. The room is in immaculate decorative condition. The kitchen is well fitted with a range of quality units, the kitchen therefore provides generous storage and is stylishly decorated with contrasting work top surfaces which have tiled splashback areas above. The stainless steel oven, gas hob and extractor, along with the fridge freezer and washing machine are to be included in the sale. Laminate tiled flooring completes the effect. There are two well appointed bedrooms, the master bedroom enjoys a three-piece shower room suite. Both rooms have double mirrored wardrobes and are also in excellent decorative condition. The well equipped bathroom has three piece suite, tiled splashback areas and laminate flooring and is fitted with vanity storage creating display. The property also benefits from having its own private loft space.

This property has attractive communal gardens areas, designated parking for each apartment and communal visitor parking. Entry is through a security entry system into communal well kept close.

NB: A management charge is applicable for upkeep of the communal areas.









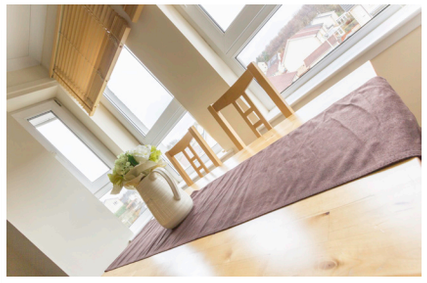






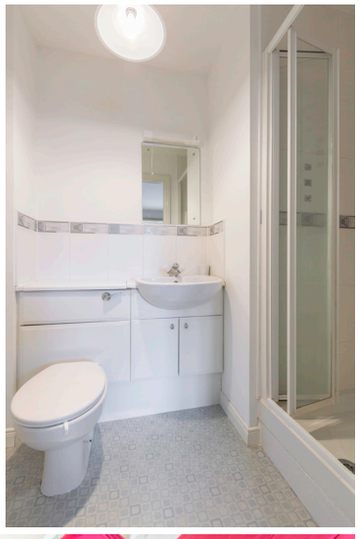
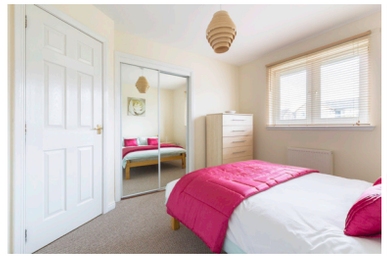
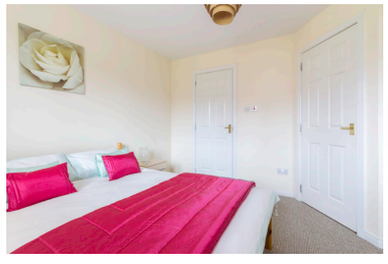






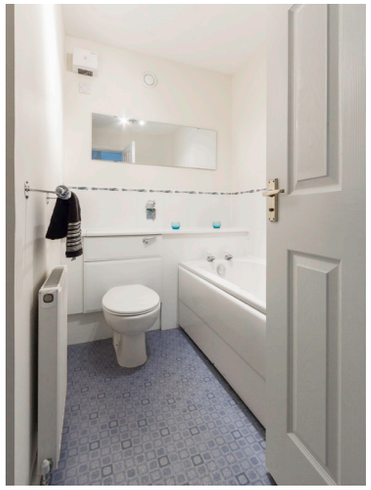
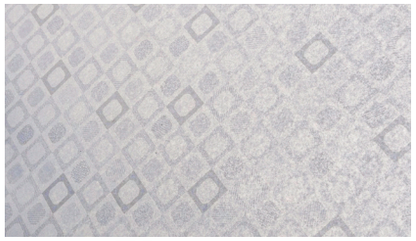
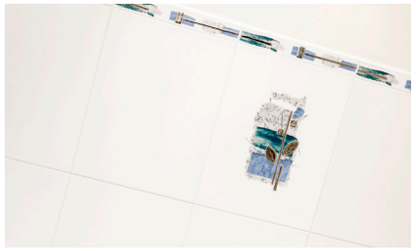


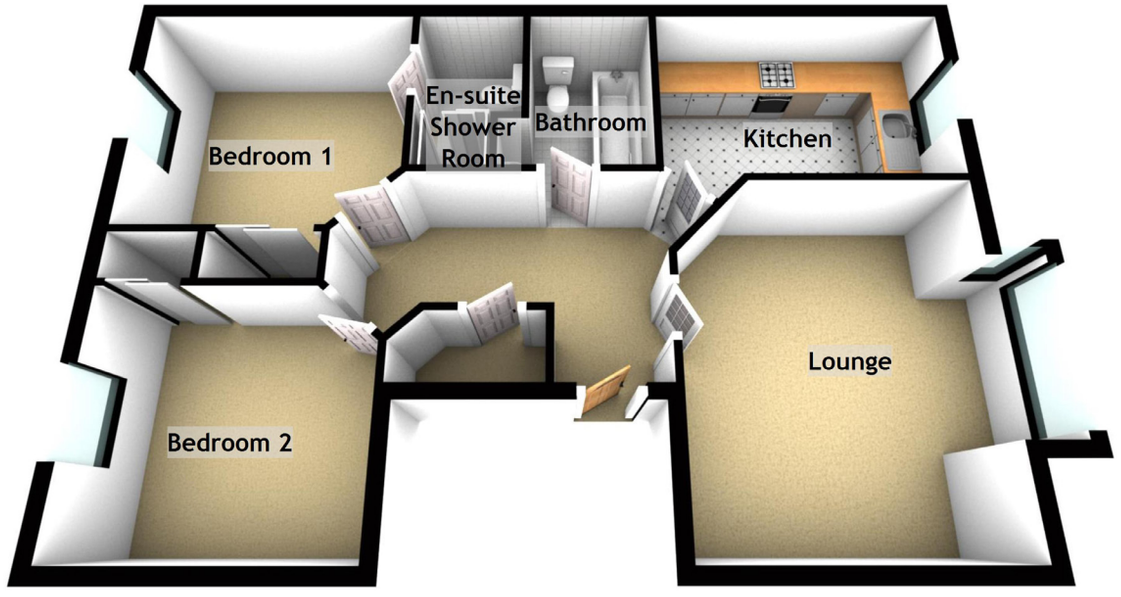
"...A LOVELY BRIGHT LOUNGE IS SET TO THE SIDE OF THE SUBJECTS WITH FRONT ASPECT WINDOWS AND ATTRACTIVE ASPECT OVER GREEN FOLIAGE..."







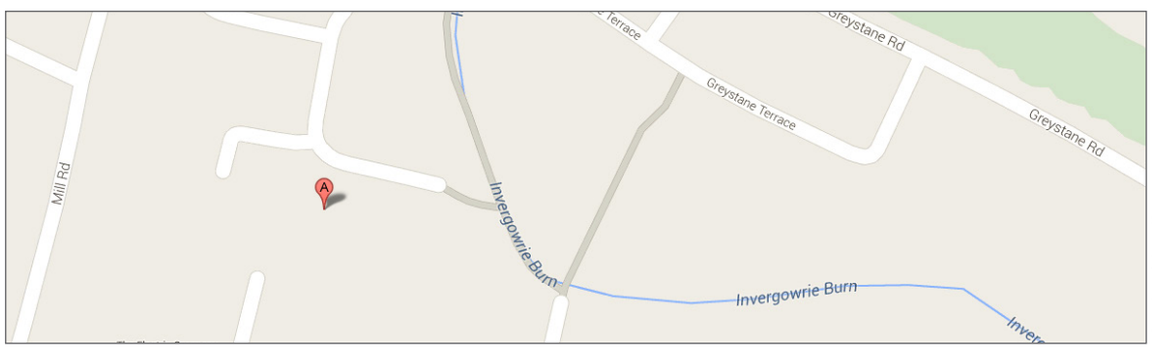
Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14’5”) x 3.70m (12’2”)
Kitchen	3.80m (12’6”) x 2.40m (7’10”)
Bedroom 1	3.50m (11’6”) x 3.10m (10’2”)
En-suite Shower Room	2.27m (7’6”) x 1.40m (4’7”)
Bedroom 2	3.40m (11’2”) x 3.10m (10’2”)
Bathroom	2.32m (7’7”) x 1.60m (5’3”)

Extras
(Included in the sale)

Benefits include both gas central heating and double glazing and the property is to be sold with floor coverings, blinds and white goods all included.

How to get there: Heading West from Dundee along Riverside Avenue, turn left on Main Street into Invergowrie, then first right into Greystane Road. Continue into Mill Road and then turn left into Alastair Soutar Crescent.







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Part Exchange

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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.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer