





McEwan Fraser Legal

Solicitors & Estate Agents

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13 Benvie Road

FOWLIS, DUNDEE, DD2 5SA

LOCATION

DD2 5SA

This beautiful cottage is located in Fowlis a small hamlet within the picturesque Carse of Gowrie to the west of Dundee City. Liff Village and the Carse of Gowrie villages including Invergowrie and Longforgan are all located close by.

West End Dundee including Ninewells Hospital is a 10-minute drive away with easy access via Riverside Drive to the city centre, both universities and a full range of city amenities and services. This would be an ideal opportunity to acquire a spacious modern cottage in a very sought after rural location, within a few minutes drive from schools, shops, public transport, Dundee Airport and the main A90 trunk road. The local school bus collects the children from outside the development.











13 BENVIE ROAD

FOWLIS, DUNDEE, DD2 5SA

Part Exchange Available!
We're delighted to offer onto the open market this extended family 3 double bedrooms link detached home positioned within an exclusive development of only 3 properties with and in and out driveway accessing the main road.

Inside, you have the hallway with stairs to the first floor and access to all the rooms downstairs. There is a two-piece cloakroom accessed off the hallway. The garage has been converted into a family room or could be a fourth bedroom with a dual aspect through double glazed windows. There is also a little storage space between the family room and the stairs and hallway.

The living room is on the right-hand side and enjoys a front aspect with the dining room positioned behind which is open plan to the kitchen. The kitchen has a range of eye and base cupboards with appliance spaces and patio doors to the rear garden.

Upstairs you have a landing with storage space, three double bedrooms with built-in storage and a family three-piece bathroom suite with shower over bath.

Outside to the front is the driveway with parking for two vehicles. To the rear is a large lawned garden enclosed by hedging and small patio area. There is an extra piece of land behind which the owner will explain during the viewings. Overall the garden is an impressive size.































SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1") x 3.20m (10'6")
Kitchen	5.50m (18'1") x 3.20m (10'6")
Playroom/ Study	4.70m (15'5") x 2.60m (8'6")
Bedroom 1	3.50m (11'6") x 3.20m (10'6")
Bedroom 2	3.90m (12'10") x 3.00m (9'10")
Bedroom 3	3.20m (10'6") x 2.20m (7'3")
WC	1.90m (6'3") x 0.90m (2'11")
Bathroom	2.50m (8'2") x 2.00m (6'7")

Gross internal floor area (m²): TBCm² | EPC Rating: TBC

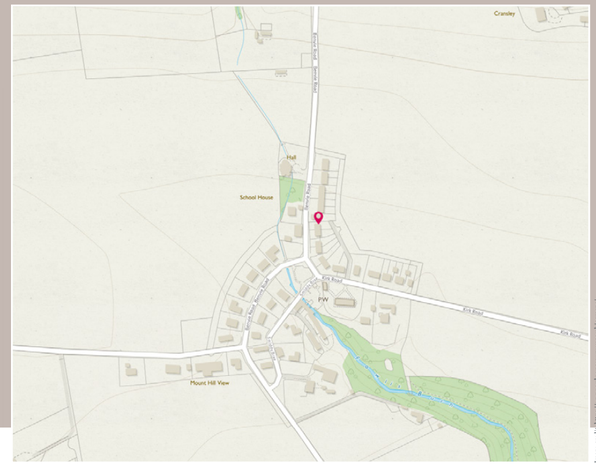


Image credit https://www.ordnancesurvey.co.uk/os-maps/







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GOLD
SCOTLAND ESTATE AGENCY of the YEAR
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