





McEwan Fraser Legal

Solicitors & Estate Agents

01382 721 212

21 Worbey Place

LONGFORGAN, DUNDEE, DD2 5BS

LONGFORGAN

PERTHSHIRE

Number 21 Worbey Place enjoys a favourable position towards the end of the cul-de-sac, with open views towards the surrounding hills and is situated within a highly regarded development.

Longforgan is a village and parish in the Carse of Gowrie, in Perth and Kinross. It lies 5 miles west of Dundee on the main A90 road and about 14 miles from Perth.















21 Worbey Place

LONGFORGAN

We are delighted to offer onto the open market this first-floor two double bedrooms flat onto the open market. Accommodation comprises of; entrance vestibule, welcoming reception hallway, beautiful open plan living/dining area with Parisian balcony, fireplace and light and airy. The attractive kitchen/breakfast room comprises of a range of eye and base level units with a roll top work surfaces incorporating sink unit with tap and drainer.

There is ample cupboard space to use and appliance space for dishwasher, washing machine and fridge/freezer with built in oven and cooker.
There are two generous double bedrooms (master enjoys an en-suite three-piece shower room) and a well-appointed family three-piece bathroom completes the accommodation.

The property further benefits from residents parking, garage in a block with up and over metal door, low maintenance private garden, gas central heating and double glazing throughout.



















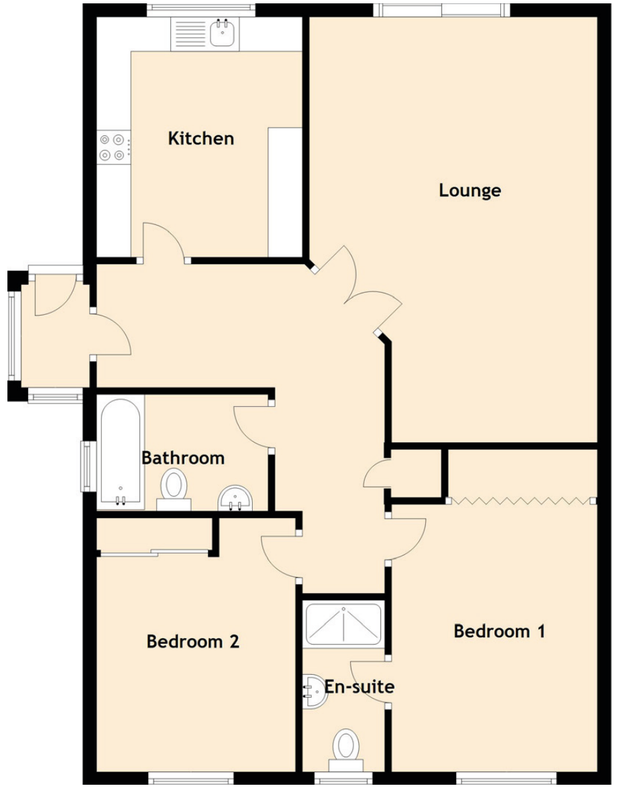












SINGLE GARAGE

BALCONY

A90 ROAD LINKS

LOCAL AMENITIES

Approximate Dimensions
(Taken from the widest point)

Lounge	6.20m (20'4") x 4.20m (13'9")
Kitchen	3.50m (11'6") x 3.00m (9'10")
Bedroom 1	3.90m (12'10") x 3.00m (9'10")
Bedroom 2	3.70m (12'2") x 2.90m (9'6")
Bathroom	2.50m (8'2") x 1.70m (5'7")
En-suite	2.50m (8'2") x 1.20m (3'11")

Gross internal floor area (m^2): $81m^2$

EPC Rating: C

Extras (Included in the sale): Floor coverings, blinds, light fittings and fitted appliances.

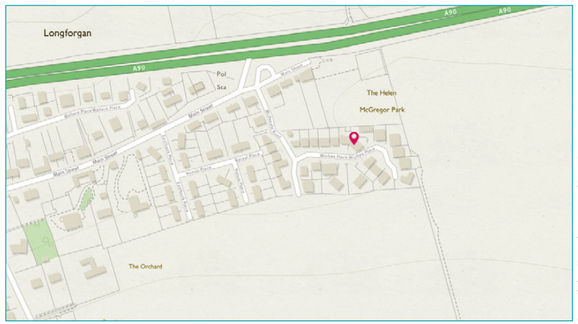


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Tel. 01382 721 212
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES
THE TIMES



Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer