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**64 MEADOWVIEW DRIVE
INCHTURE
PH14 9TQ**

FIXED PRICE £152,500

THREE BEDROOM, SEMI-DETACHED VILLA



Accommodation comprises:-

**Entrance Hall
Lounge
Kitchen/Dining Room
Three Bedrooms
Bathroom
Gardens & Garage**

CAMPBELL BOATH

Bank House 1 Stirling Street Dundee DD3 6PJ. Tel: (01382) 202060 Fax: (01382) 202058

This is a well presented, **THREE BEDROOM SEMI-DETACHED VILLA** which is situated in the heart of the Carse of Gowrie and offers ideal family accommodation, on two levels in move-in condition. Inchtute is located just off the A90 and ideal for commuting to Edinburgh and the central belt, approximately six miles from Dundee and twelve miles from Perth and also ideally situated for accessing Ninewells Hospital, Technology Park, Scottish Crop Research. Amenities include shop, post office, primary school, hotel, bowling green and a regular bus service between Dundee and Perth. There is a quality, fully fitted kitchen with integrated appliances and the property is in excellent decorative order throughout. There are extensive garden grounds with a large driveway offering off-street parking and giving access to the garage. All floor coverings are included in the sale and early internal viewing is highly recommended.

ENTRANCE HALL:-

With a substantial hardwood door giving access to the hall. Utility/storage cupboard. Stairway to the upper level accommodation. Laminate flooring. Radiator.

LOUNGE:-



Approximately 16'7" x 10'6". A bright, impressive sitting room with large double glazed windows offering pleasant views of the front garden. The room is freshly decorated and enhanced with plain ceiling cornicing. There is glazed panelling allowing natural light from the kitchen/dining area. Natural wood skirting and architraves. Laminate flooring. Radiator.

KITCHEN/DINING ROOM:-



Approximately 16'1" x 10'7". A feature of this ideal family home is the recently fully fitted kitchen comprising a good range of base and wall mounted storage cupboards, including glazed display units. There is contrasting work surfaces with laminate splashback. There is a halogen hob with a "Neff" stainless steel oven and a modern extractor hood above. The stainless steel sink has a modern mixer tap.

Integrated appliances include a washing machine and dishwasher. There is a stainless steel combination microwave oven and a walk-in utility storage cupboard housing the central heating boiler. A glazed external door gives access to the rear garden. The dining area has ample space for a family dining table and chairs and has large double glazed windows offering a bright, southerly outlook towards the rear garden. Vinyl flooring. Radiator.

UPPER HALL:-

With a double glazed window offering an outlook to the side. Built-in linen cupboard. Access to the attic. Carpet. Radiator.

BEDROOM 1:-

Approximately 13'9" x 10'1". A good sized double bedroom having a large window offering an outlook towards the front garden. Built-in wardrobe area offering ample hanging and shelving space. Carpet. Radiator.

BEDROOM 2:-

Approximately 11'0" x 10'2". Another good sized double bedroom with a large double glazed window offering a bright, southerly outlook towards the rear. Built-in wardrobe offers ample hanging and shelving space. Carpet. Radiator.

BEDROOM 3:-

Approximately 11'7" x 8'0". This double bedroom has a window offering an outlook towards the front. Built-in wardrobe space. Carpet. Radiator.

BATHROOM:-

Comprising a three piece suite W.C., wash hand basin and a bath with an electric shower above. Fully tiled. Shaver point. Frosted glass window. Vinyl flooring. Radiator.

EXTERNAL:-



The front garden is mainly laid in grass with a driveway offering off-street parking and giving access to the garage. An area of stone chips. The rear garden is fully enclosed and mainly laid in grass with border hedging. The rear garden is south facing and has a large patio area. Rotary dryer. External water point.

INCLUDED IN THE SALE:-

All floor coverings.

DIRECTIONS:-

Heading towards Perth from Dundee on the A90 turn off at Inchtute and follow road round to the right and Meadowview Drive is on the left.

VIEWING:-

Telephone Campbell Boath, Solicitors (01382) 202060.

OWNER:-

Clients of Campbell Boath.

**FOR MORE DETAILS REGARDING THIS PROPERTY AND MANY
OTHER PROPERTIES, VISIT OUR WEBSITE @
www.campbellboath.com**

SONIC TAPE CLAUSE:

All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error.

Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.