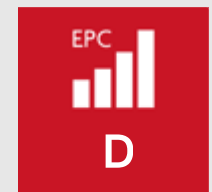




**Thorntons**  
The right way to move

3 Mylnefield Cottages,  
Invergowrie, Dundee DD2 5BU







## Summary

This is an excellent opportunity to purchase a semi-detached bungalow situated within Invergowrie. The location is ideal for: local shops, cafes, parks, school, pharmacy, train station, bus routes, Ninewells Hospital, Technology Park, Dundee University and Dundee City Centre. This charming home offers well-proportioned one level living comprising: entrance hallway with storage, lounge with feature fireplace, kitchen with door to rear garden, shower room with wet-wall fittings and two carpeted double bedrooms. The property features an impressive list of attributes which includes double glazing, gas fired central heating, eaves cladding and wood panelled doors. All floorcoverings, light fittings, curtains and blinds as well as white goods including washing machine and fridge freezer are included within the sale price.

## Features

- Semi Detached Bungalow
- Popular Residential Location
- Kitchen/ Dining
- Lounge
- 2 Bedrooms
- Shower Room
- GCH; DG; EPC - D
- Gardens
- Private Parking
- Council Tax Band C

## Room Measurements

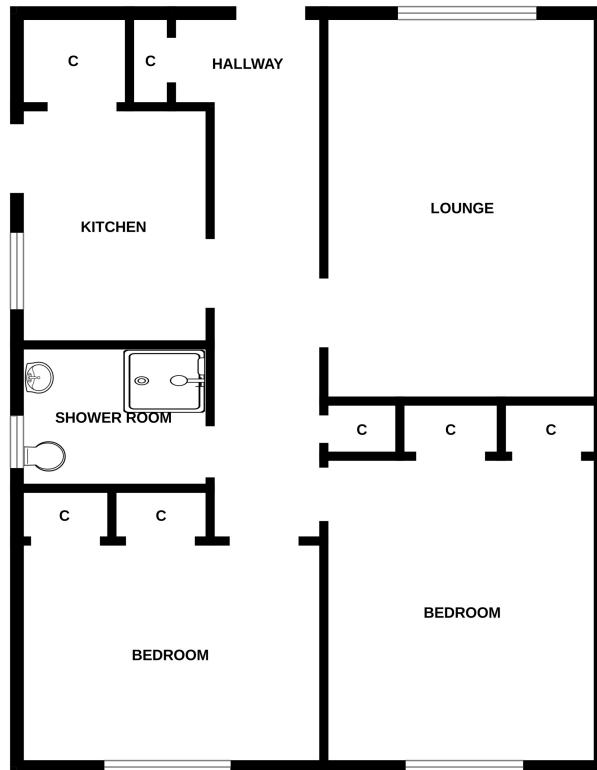
Lounge: 16' 4" x 10' 5" (4.98m x 3.17m)  
Kitchen/Dining: 10' 0" x 8' 5" (3.05m x 2.57m)  
Bedroom: 12' 0" x 10' 4" (3.66m x 3.15m)  
Bedroom: 11' 2" x 8' 9" (3.40m x 2.67m)  
Shower Room: 7' 8" x 5' 6" (2.34m x 1.68m)





# Floorplan

GROUND 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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# Thorntons

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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