

## **Yew Tree Cottage, Balruddery Mews, Invergowrie, Dundee DD2 5LJ**



- Vestibule and entrance hall with storage and WC
- Social open-plan kitchen/living/dining room with garden access
- Luxury principal suite with a sunny balcony, a shower room, and two dressing rooms
- Two further double bedrooms (with fitted storage)
- Ground-floor utility room with garden and kitchen access
- Convenient three-car private parking
- Option for solar PV panels, depending on the build stage
- Countryside location on the fringes of Dundee
- Spacious and versatile separate lounge
- Ground-floor bedroom suite with shower room – ideal for guests or multi-generational living
- Family bathroom
- Generous gardens, sunny and enclosed to the rear
- App-controlled air-sourced heat pump and ground-floor underfloor heating

**Fixed Price  
£470,000**

**Thorntons**