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**11 CASTLE ROAD, LONGFORGAN, BY DUNDEE,  
DD2 5HA  
OFFERS OVER £190,000**

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HOME REPORT VALUATION £190,000

EPC RATING C



This is a fantastic opportunity to purchase a semi-detached bungalow located within the charming village of Longforgan, a few minutes' drive from the west end of Dundee and Ninewells Hospital. Longforgan is located in the heart of the Carse of Gowrie providing beautiful scenic walks. The village boasts an excellent primary school, post office and local shop. The property is in excellent decorative order throughout, benefiting from full double-glazing and gas central heating.

The accommodation is accessed via a south-facing **Porch** with tiled flooring leading to the **Entrance Hallway** with door and ladder providing access to the attic which is suitable for storage. Turning right in the hallway leads to the large **Lounge and Dining area** with double glazed French doors leading to the rear garden. To the left off the entrance hallway is the **Second Double Bedroom** with 2 double fitted wardrobes, traditional fireplace and carpet.

To the rear of the property, off the dining area, is the fully fitted **Kitchen** with modern wall and base units, attractive oak worktops and picture window. Integrated electric hob and oven. Free standing washing machine and fridge/freezer.

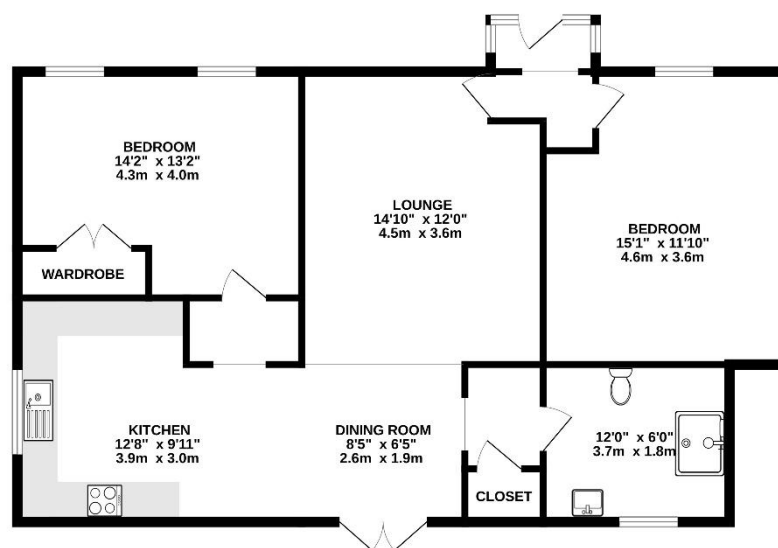
A rear hallway (with storage cupboard housing the central heating boiler) leads to the **Shower-room** with large walk-in shower cubicle, white WC and wash-hand basin, matching units and heated towel rail.

The large **Main Double Bedroom** is south facing, with a double fitted wardrobe and carpet.

A large driveway sits to the side of the property, suitable for the parking of 2 or 3 cars. An attractive front garden laid in lawn, with borders of shrubs, and path leads to the front door.

The raised, south facing rear gardens are again laid in lawn with borders of attractive shrubs and plants. There is an additional area to the side laid in gravel. Wooden storage facility.

GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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 is given for their operability or efficiency can be given.  
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Lawson, Coull & Duncan | 01382 227555

Solicitors, Notaries & Estate Agents | Reception@lawsoncoull.co.uk

| www.lawsoncoullduncan.co.uk

