



**5 RED CLIFFS, KINGOODIE, INVERGOWRIE
DD2 5DL
OFFERS OVER £140,000**



LCD

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HOME REPORT VALUATION £150,000

EPC RATING

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This two-bedroom mid-terraced villa is situated within a quiet cul-de-sac in a much sought after residential area of Kingoodie. The property has been well maintained throughout although does require some modernisation which is reflected in the valuation. The hamlet of Kingoodie is located on the shore of the River Tay offering tranquil walks along Invergowrie Bay. The property is conveniently located a short drive from Invergowrie with access to many amenities including grocery stores, leisure facilities, pharmacy, primary school and commuting links via the train and bus links.

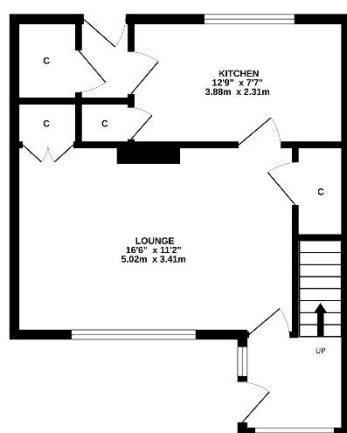
The property opens to the entrance vestibule which is fitted with carpet flooring and the staircase leading to the first-floor accommodation. The lounge is of a good size and is located to the front of the property with a large window looking over the garden. The central feature to the room is the fireplace with alcove and stone surround. The south facing kitchen is fitted with wall and base units with an integrated stainless-steel sink below the window. The white goods consisting of a freestanding cooker, washing machine and fridge-freezer are included in the purchase price. Leading off the kitchen is the rear vestibule which opens to the enclosed garden. There is also access to a sizeable cupboard ideal for use as a larder.

The first-floor landing is laid with carpet flooring and offers access to the bedrooms and shower room. There is also an attic hatch providing access to the roof space. The two double bedrooms are both fitted with carpet flooring and wardrobes offering suitable storage space. The second bedroom is located to the rear of the property and benefits from elevated views across the River Tay. The walls of the shower room are tiled and there is a wall mounted mirrored cabinet and mirror. The room is fitted with a corner shower cubicle, wash hand basin and WC.

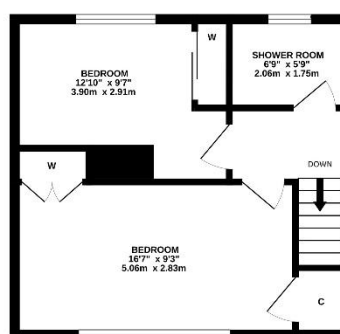
To the front of the property is a large garden laid with lawn and mature shrubs along with a paved drive offering suitable off-street parking. The rear garden is laid with artificial grass perfect for those looking for a low maintenance garden and includes a shed for further storage space. The garden is fully enclosed with a gate opening to the path which leads down to the shore.

This is a fantastic opportunity to purchase a property in a popular residential area ideal for those looking to downsize or first time buyers.

GROUND FLOOR



1ST 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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