



17 Meadowview Drive  
Inchture  
PH14 9RQ

Offers Over  
£115,000

It is important to read the Schedule  
and Home Report as these contain  
key information.

- SEMI-DETACHED VILLA
- LOUNGE; DINING ROOM
- KITCHEN
- BEDROOM
- BATHROOM
- DG; ECH
- GARDENS; GARAGE
- LARGE CORNER PLOT



## DESCRIPTION

This Semi-Detached Villa occupying a most generous corner plot has been extended in the past to offer ideal accommodation for the first or last time buyer.

The property is entered via a Vestibule with built-in shelved storage cupboard. A glazed door opens into the Lounge with spiral staircase which leads to the upper floor. The Kitchen is fitted with a range of units with integrated overhead extractor hood and space for a cooker and washing machine. An archway opens through to the Dining Room extension which is a lovely room in which to relax and enjoy the views over the garden. French doors open out to the paved patio area. The upper Hall has a built-in shelved cupboard which houses the hot water tank. The Bedroom has wall length fitted wardrobes with mirror doors and fitted bedside units with overbed storage. The Bathroom is fully tiled and fitted with a three-piece suite with instant shower and folding screen over the bath.

The property benefits from double glazing and electric storage heating and the flooring is a combination of carpet, ceramic tiling and Karndean. Due to the generous size of the plot, the property is prime for extension to create additional accommodation if required (subject to the necessary planning consents being obtained). Internal viewing is recommended to appreciate this lovely home.





Ground Floor



First Floor



ACCOMMODATION

Entrance Vestibule	3'1 x 3'4
Lounge	13'9 x 16'1 (at widest points)
Kitchen	5'11 x 6'10
Dining Room	8'9 x 9'11
Bedroom	8'2 x 10'8
Bathroom	6'1 x 7'4

INCLUDED IN SALE: Fitted carpets and floor coverings. Window blinds. Integrated kitchen appliances as detailed. Garden shed. Arched garden seat.

VIEWING: Contact our Dundee Property Department on 01382 200301.

HOME REPORT VALUE/EPC RATING: £125,000/E

COUNCIL TAX: Band C





## LOCATION

Situated in the sought after village of Inchtute with local primary school, village store, church and hotel. Dundee is only a few minutes' drive away, offering all of the amenities you would expect from a big City. The A90 dual carriageway is easily accessible providing useful commuting links to other towns and cities both north and south.

## DIRECTIONS

Travelling on the A90 dual carriageway south, take the first exit towards Inchtute passing the school on your left. Follow the road round proceeding along the Main Street past the hotel. Turn left into Meadowview Drive, following the road round where you will find the property on your left hand side on the corner of Springbank.

## OUTSIDE

The property occupies a generous corner plot which is landscaped for ease of maintenance into areas of paved patio, side clothes drying area and chipped stone planted with a wide range of mature plants and shrubs. Large garden shed. There is also a single garage owned by the property situated to the left of No. 15 Meadowview Drive. The property is South facing, therefore the garden is sunny all day.



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First and foremost - your interests



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