



**16A Powside Place, Inchtute, PH14 9RJ**  
**Offers Over £120,000**

Contact Solicitors for an  
appointment to view  
**01382 203000**

**Chamber Practice** 





Ideal opportunity to purchase this main door two bed upper flat in the village of Inchtute, just a short commute from Dundee and within easy access of the A90 Dundee to Perth Road.

Set within the peaceful surrounds of a small but well served village and flanked by open countryside this particular property, of modern taste, is in absolute move in condition and would make an excellent starter home or downsize property.

Accommodation comprises: carpeted staircase leading to upper level accommodation; hallway with storage cupboard and hatch to attic; bright and airy lounge; beautifully appointed kitchen fitted with a range of high gloss base and wall mounted units finished in white with contrasting worktops and integrated electric hob and oven with extractor hood over; fully tiled bathroom with W.C., wash hand basin and bath with electric shower over; and two double bedrooms with built in wardrobes with mirrored sliding doors. Externally there is a large, fully enclosed garden to the side, designed for ease of maintenance, and residents' car park to the front with one allocated parking space and visitors parking.

Early viewing of this ready to live in home is highly recommended.

- **Quiet Cul de Sac in Popular Location**
- **Local Amenities**
- **Lounge**
- **Modern Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Electric Heating**
- **Private Gardens**
- **Allocated Parking**
- **Absolute Move In Condition**
- **Fantastic Starter Home**



**Chamber Practice** 



The Carse of Gowrie, flanked by the Sidlaw Hills and the magnificent River Tay, has seen the rapid expansion of numerous long-established villages over the past 20 years or so, with developers spurred on by demand from commuters making for work in Dundee and Perth.

Near Perth and a few miles downriver from the distinctive landmark of Kinnoull Hill, the communities of St Madoes and Glencarse are separated by the A90 dual carriageway which links the big cities which bookend the Carse.

Around the midway mark and off the main road is Errol, with the 1831 "Cathedral of the Carse" the most distinctive village landmark.

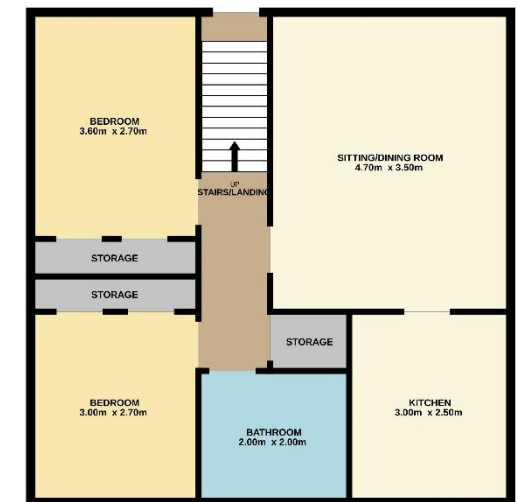
Closer to the City of Discovery are the by-passed villages of Inchtute, renowned for its avenue of 19th Century Giant Redwood trees, and Longforan, with its A-listed Mercat Cross and traditional whitewashed cottages providing a reminder of times past.







58.0 sq.m. approx.



TOTAL FLOOR AREA: 58.0 sq.m. approx.  
 While every attempt has been made to ensure the accuracy of the figures contained herein, no guarantee is made as to their accuracy. The figures are for information only and are not intended to constitute an offer of any kind. The figures are for information only and are not intended to constitute an offer of any kind. The figures are for information only and are not intended to constitute an offer of any kind.



*Included in the sale are all carpets and floor coverings, window blinds where fitted and integrated appliances.*