



The Elms, 19 Main Street

| Longforgan | DD2 5ET

Thorntons 
Let's get a move on!





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Description

Exceptional opportunity to purchase this stunning "B" listed stone constructed detached villa. Located within the pretty village of Longforgan there is easy access to: local shops, popular Inn, primary school and the A90 dual carriageway which connects to nearby Dundee and Perth whilst linking in to the major cities of Aberdeen, Edinburgh and Glasgow. Nearby Dundee is Scotland's fourth largest city and has all the amenities expected from a major centre including a mainline railway station and domestic airport both offering daily connections to The South of England.





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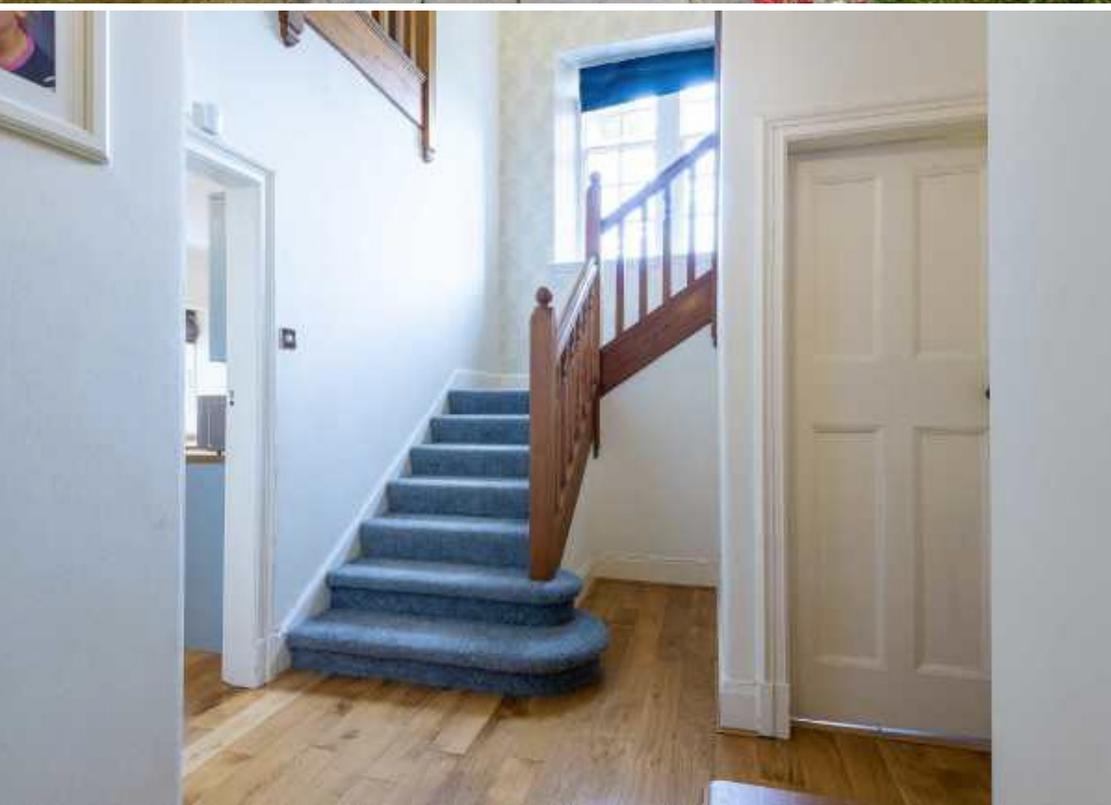
This comfortable period home features well-proportioned accommodation spread over two levels which comprises: vestibule, hallway, lounge and dining both with bay windows, sun room, recently installed kitchen/dining, useful utility, larder, W.C. Contemporary family bathroom and five good-sized bedrooms with the master having modern en-suite shower facilities.

The property has been sympathetically upgraded with a fine balance of modern living and original features. The impressive list of attributes includes: refurbished sash windows by Ventrolla, gas fired central heating including boiler, deep sill skirting, ornate plasterwork, wood flooring, carpets, light fittings, security system, modern integrated double oven, hob, extractor hood, wine cooler and dishwasher.

The property is set within a generous mature garden which features: formal lawns, rhododendrons, shrubs, bushes, decking and patio areas.

The sweeping gravel driveway leads to the double garage which has two stores and a large workshop located off.

Ideally located for Ninewells Hospital, Technology Park and Dundee University campus this charming period residence will appeal to wide cross section of the market and early viewing is to be highly recommended. EPC D

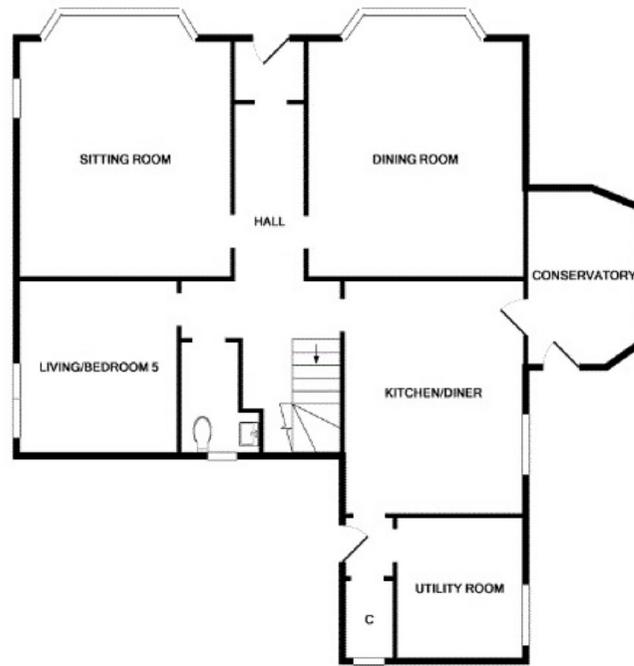








Lounge	19'8 x 13'10	5.99m x 4.22m
Dining	19'8 x 13'10	5.99m x 4.22m
Sun Room	14'4 x 9'0	4.37m x 2.74m
Kitchen/Dining	19'3 x 12'8	5.87m x 3.86m
W.C.	6'0 x 5'0	1.83m x 1.52m
Utility	9'10 x 9'1	3.00m x 2.77m
Bathroom	9'0 x 7'8	2.74m x 2.34m
Bedroom 1	17'2 x 14'0	5.23m x 4.27m
En-Suite	8'2 x 4'9	2.49m x 1.45m
Bedroom 2	17'2 x 11'10	5.23m x 3.61m
Bedroom 3	12'6 x 13'0	3.81m x 3.96m
Bedroom 4	12'6 x 10'8	3.81m x 3.25m
Bedroom 5 (Lower)	12'6 x 12'1	3.81m x 3.68m
Workshop (Outer)	18'6 x 14'8	5.64m x 4.47m



GROUND FLOOR



1ST FLOOR