

Simple Approach



**2 The Stables, Dundee  
Angus DD2 5FD**

**Offers over £235,995**

## 2 The Stables, Dundee, Angus DD2 5FD

Simple Approach are pleased to welcome this beautiful converted steading in the tranquil location of Longforgan to the residential market. This lovely family home is located in a highly desirable location and benefits from being nearby all local amenities along with just a short drive away to either Perth or Dundee. Number 2 The Stables is the ideal purchase for any growing family or mature buyer seeking a large amount of living space situated in an excellent location. This property offers spacious and versatile accommodation laid out over two floors comprising across the ground floor; an entrance vestibule, two generous bedrooms and master ensuite shower room and a stylish ground floor bathroom. Upstairs the property enjoys a bright and very spacious lounge with ample space for dining and balcony feature, a modern fitted kitchen and a home office. This property due to its excellent location and immaculate move in condition lends itself to a wide range of buyers seeking modern, peaceful living in a highly sought after village setting. Viewing is essential to appreciate this wonderful property in all of its beauty.

### Lounge

15'7" x 24'3" (4.77 x 7.40)

### Bedroom

8'4" x 9'4" (2.56 x 2.87)

### Kitchen

15'7" x 9'4" (4.75 x 2.87)

### Bedroom

14'2" x 15'7" (4.33 x 4.75)

### Ensuite

5'10" x 3'8" (1.80 x 1.14)

### Vestibule

6'10" x 6'5" (2.10 x 1.98)

### Bedroom

15'7" x 9'5" (4.75 x 2.88)

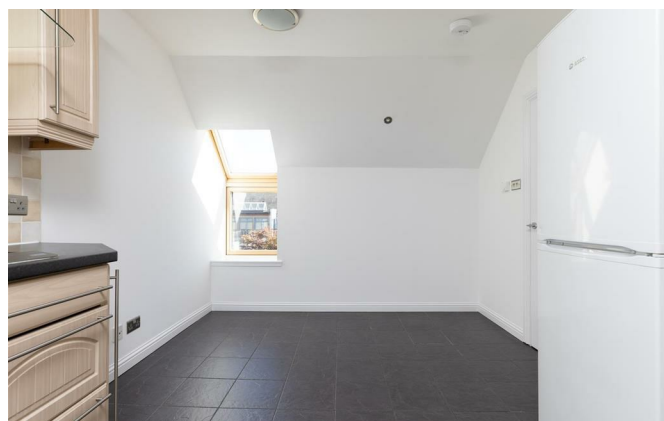
### Bathroom

9'6" x 7'1" (2.90 x 2.16)



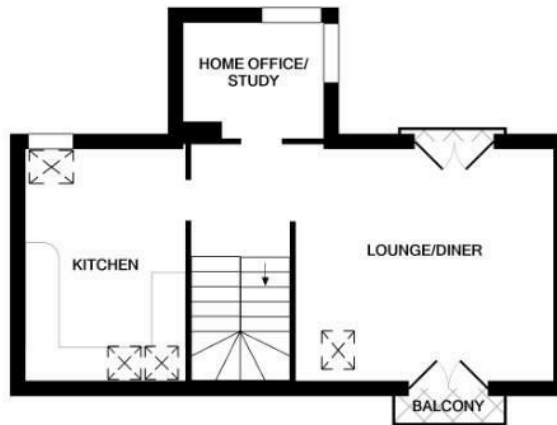


- Stunning Converted Steading
- Modern Fitted Kitchen
- Two Parking Spaces
- Two Sizable Bedrooms (Master Ensuite)
- Highly Sought After Location
- Underfloor Gas Central Heating
- Very Unique Property
- Picturesque Views
- Double Glazing





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>79</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Scotland** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**Scotland** EU Directive 2002/91/EC