

Pavillion Properties

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Benvie Farm Cottage (Let Only)

, Benvie , Invergowrie, DD2 5LB

Rental £625 pcm

2 bedroom Cottage available Now

86 Bell Street, Dundee, , DD1 1HN
info@pavillionproperties.net

01382 224446

Opening Times

Mon 09.00 - 17.00; Tues 09.00 - 17.00
Wed 09.00 - 17.00; Thurs 09.00 - 17.00
Fri 09.00 - 17.00; Sat Closed; Sun Closed

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- * Part Furnished
- * Hob/Stove
- * River Views

- * Garden
- * Private Garden
- * Tumble Dryer

- * Double Glazed
- * Private Parking
- * Parking

Situation

We are delighted to offer this picturesque former farm worker's cottage on the western outskirts of Dundee, located off a quiet road in an open rural position yet only 5 minutes to Technology Park James Hutton Institute and Ninewells Hospital, 10 minutes to City Centre. Good access to A90. The cottage has a sunny south facing aspect is part furnished with white goods and has been recently completely renovated and refurbished but retains its old world charm, there is a burn that runs alongside this property therefore families with young children will not be considered for safety reasons. Accommodation comprises new kitchen with white goods, hall lounge two bedrooms and bathroom, the property benefits from having an external utility room with washing machine and tumble dryer, the utility room also has a fitted sink. All windows have been replaced with double glazed units and the cottage is well insulated throughout. There is a large corner garden which boast private seating area and ample off road parking. Landlord Registration no: 268823/180/20321 Council Tax Band: B EPC Rating: E45 Deposit £725 Sorry, STRICTLY No dogs and no smoking will be considered.

Accommodation

Bathroom

Bedroom 1

Bedroom 2

Property Ref: inst-7997

Hallway

Kitchen

Lounge

All measurements are approximate.

Directions

Located off a quiet road in an open rural position yet only 5 minutes to Technology Park James Hutton Institute and Ninewells Hospital, 10 minutes to City Centre. Good access to A90.

Further Information

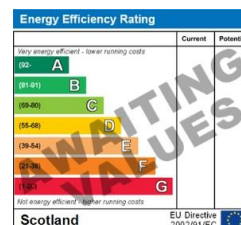
The deposit required is £725

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired, Company, Council

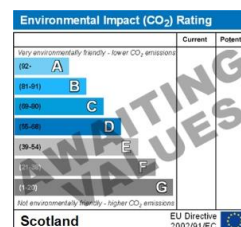
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of Creation Date: 06/06/2025

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Pavillion Properties, 2025. Pavillion Properties Registered in Scotland No.