



**RSB / lindsays**

**'Yowtrummle'**  
Auchterhouse, By Dundee DD3 0QN

*"A lovely, detached villa with 4/5 bedrooms in a sought after location."*

- Vestibule & Halls
- Lounge with Bay
- Kitchen/Dining & Utility
- Family Room/Bedroom 5
- Cloakroom & Family Bathroom
- En-Suite Shower Room
- 4 Bedrooms
- Double Glazing
- Oil Central Heating
- Extensive Gardens
- Off-Street Parking & Double Garage

EPC Rating C

**OFFERS OVER £369,000**  
**HR VALUATION £400,000**





## Description

Desirable detached villa having practical benefits which include double glazing, oil central heating, extensive gardens and double garage.

The light fittings, carpets, floor coverings and blinds were fitted along with the electric hob and oven, integrated fridge/freezer, dishwasher and three garden sheds are included in the sale price. Please note the master bedroom light fitting is not included.

The accommodation on the ground floor comprises an entrance vestibule, spacious lounge with Bay window and French doors to the dining kitchen, the sizeable fitted kitchen has appliances above and French doors from the dining area to the rear garden, useful utility accessing the garage and cloakroom. On the first floor are four bedrooms, all with fitted wardrobes and master with en-suite mains shower, family bathroom with separate electric shower in cubicle. Completing the specification on the mezzanine floor over the garage is an adaptable room currently used as a family/sitting room but could be a fifth bedroom.

Externally there are extensive gardens approximately 1/3 of an acre with mature trees, large vegetable plots, shrubs, large lawns and patio areas, ideal for family entertaining. Integral double garage and off-street parking for numerous vehicles.

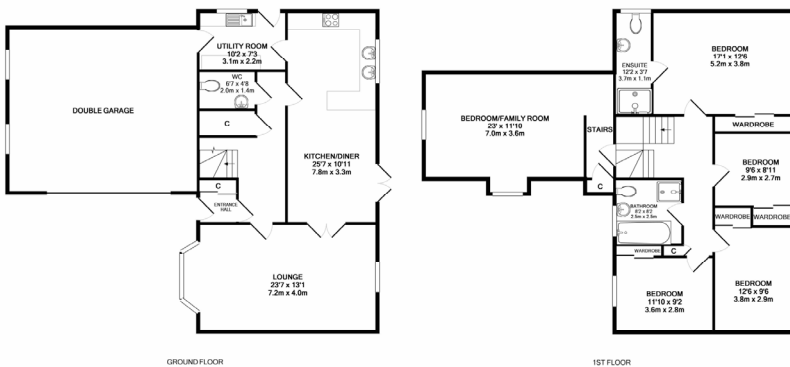
This is an excellent opportunity to buy a family home in a desirable semi-rural location and early viewing is highly recommended in order to appreciate the accommodation on offer.

## Area

Auchterhouse is set on the slopes of the Sidlaw Hills and has excellent local amenities which include a Primary School, public transport, shooting range, activity centre, play park, hillwalking and tennis courts. Nearby Dundee has all the amenities of a major city which includes Ninewells Teaching Hospital, Universities, excellent social, leisure and sporting facilities.

## Viewing

By appointment through RSB Lindsays on 01382 802050



We warrant every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, walls, rooms and other areas are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for guidance purposes only and should be used in conjunction with the particulars brochure. It is not intended to be used as a legal document. No guarantee is given as to the accuracy or efficiency of any of the details shown. Measurements are approximate.

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Prospective purchasers are requested to note formal interest with RSB Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.