



RSB / lindsays

**Riannon Lodge,
Newbigging DD5 3RG**

"Beautiful, individually designed detached villa situated on the outskirts of the village of Newbigging"

- Reception Hallway
- Lounge
- Sitting Room
- Dining Room
- Games Room
- Dining Kitchen
- Utility Room
- 4 Double Bedrooms
- 2 Ensuites
- Study/Bedroom 5
- Family Bathroom
- WC/Cloakroom
- Double Garage & Driveway
- Gardens

EPC Rating D

OFFERS OVER £400,000



Description

RSB Lindsays are delighted to offer to the market this beautifully presented individually designed family home. Situated on the outskirts of Newbigging, Riannon Lodge enjoys beautiful views across the open countryside.

The accommodation offers extremely spacious versatile accommodation over two floors. The reception hallway leads to the bright and spacious lounge which has a full glass ceiling to floor window with double doors leading to the dining room. Dining kitchen with integrated appliances and utility room. The master bedroom has built in wardrobes and ensuite shower room. There are two further good sized double bedrooms both with built in wardrobes and family bathroom. A unique feature of the property is a large games room which has a log burner and full sized snooker table which will be included in the sale.

An Italian wood open staircase leads to the first floor. There is a lovely sitting room with patio doors leading to a balcony. The guest bedroom has built in wardrobes and an ensuite shower room. The Study/office could be utilised as bedroom 5 depending on the requirements of the purchaser. Benefits include double glazing, calor gas central heating and floored attic space with Ramsay ladder. The property also has solar panels and CCTV.

Externally the property sits within very generous garden grounds which have been beautifully maintained with lawn and mature shrubs to the front. The large private rear garden has a large shed, hot tub and garden studio with electricity. The drive offers parking for 5 vehicles and leads to the double garage which has electric doors.

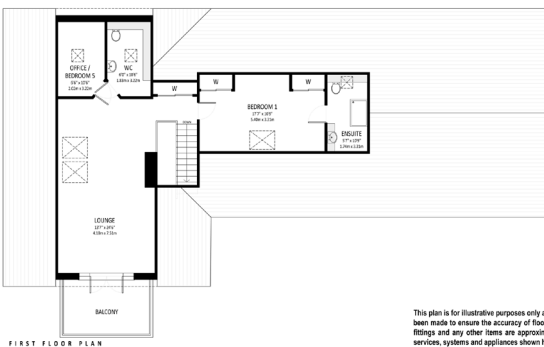
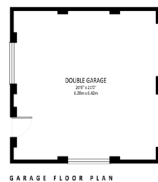
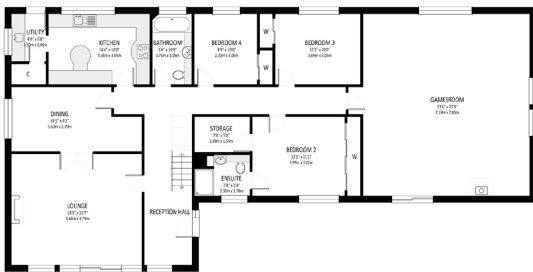
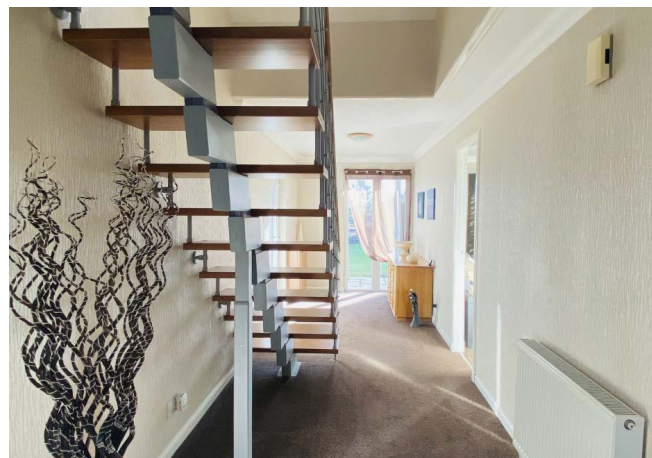
Early viewing is highly recommended to fully appreciate the property on offer.

Area

The village of Newbigging lies around a ten minute drive from Dundee and is ideally situated for easy commuting to all towns in Angus. It benefits from a local primary school and secondary schooling can be found in Carnoustie. The A92 links Newbigging to Dundee and towards Aberdeen.

Viewing

By appointment through RSB Lindsays on dundeeproperty@lindsays.co.uk



This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of floor plans contained herein, measurements of doors, windows, rooms, appliances, fixtures, fittings and any other items are approximate and no responsibility will be taken for any error, omission or mis-statement. All 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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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.