

ROSS STRACHAN & CO
Solicitors & Estate Agents



The Cottage, Strathmartine Castle Farm, Strathmartine, Dundee

*4 Bedroom Detached Cottage with Workshop and Office
Offers Over – £395,000*

“Bringing people and property together”

To arrange a viewing please contact the owners on 07841209975 or 07969817979



The beautiful, detached cottage is located on the outskirts of Bridgefoot on Dundee's northern boundary, near to Strathmartine Castle.

Set in a large garden and with open outlooks over the Strathmartine fields this property is certain to appeal to buyers looking for semi-rural living. Close enough to Dundee to benefit from the many shops and services but also providing easy access to the Angus countryside that the county is famed for.



This spacious cottage style home has been tastefully renovated by the current owners and features include new kitchen, bathroom, en-suite and modern high efficiency oil fired combination boiler. A new sun lounge has replaced the previous conservatory, making the space much more usable and functional.

Interior

Traditional Hall – with boiler cupboard

Dining Kitchen – 15'1" x 11'11" – with island seating and storage

Sitting Room – 19'8" x 15'1"

Sun Lounge – 11'11" x 10'11" – with access to gardens

Utility – 9'3" x 8'00"

Dining/ Bedroom – 15'00" x 11'11"

WC – 6'2" x 4'11" – white suite

Bathroom – 14'8" x 5'10" – mains pressure mixer shower

Rear Hall – with mirror door storage shelving

Master Bedroom – 12'5" x 11'10"

En-Suite – 7'8" x 7'3" – with mains pressure mixer shower

Bedroom – 12'4" x 9'4"

Bedroom – 12'5" x 12'00"







External

Entering the property from the main road the gated entry lies on the left and offers parking on hardstanding for multiple vehicles.

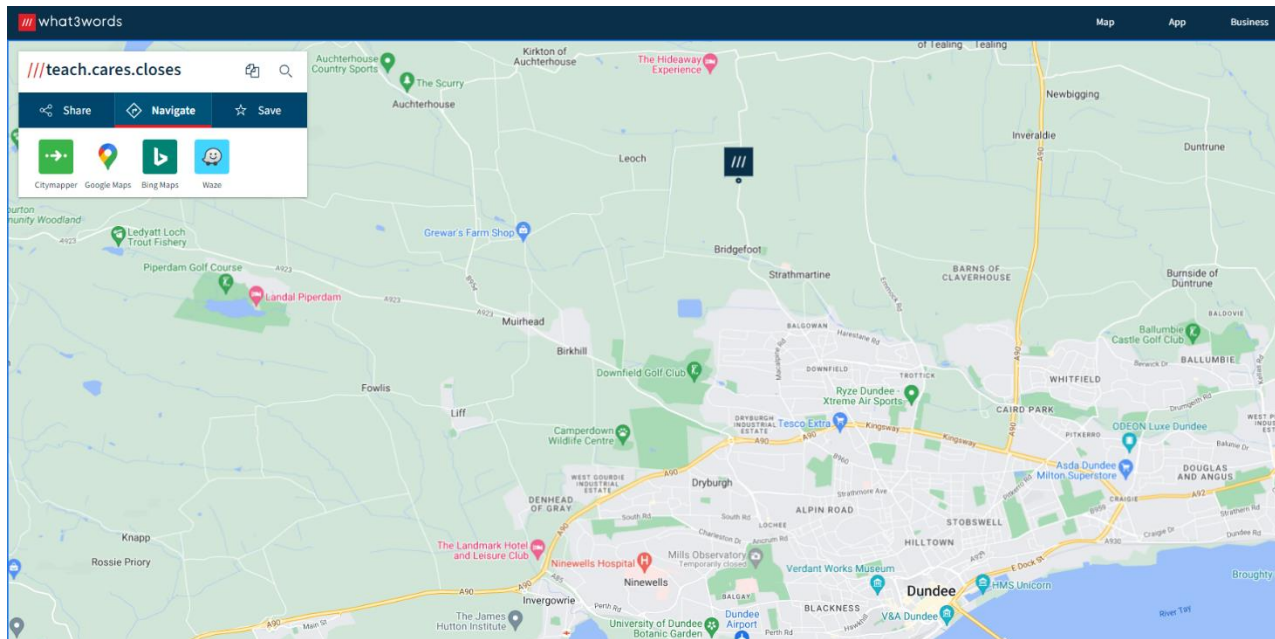
The main parking spot at the home offers a Pod Point fixed electric charging point for EV's.

The large workshop has access via two large, electric, roller shutter doors.

The remainder of the gardens is mostly laid to lawn and a variety of wooden structures, one of which is currently used as an artist's studio offering panoramic views of the countryside. There is a large, covered wood store and shed.

It is almost impossible to convey the tranquillity offered by this home and garden space. This home would offer the perfect space to bring up a family, offers a wonderful opportunity to work from home or have a home hobby business with the workshop adding a considerable amount to this remarkable property.





Location

Strathmartine lies on Dundee's northern perimeter and is located within Angus County. Strathmartine and Bridgefoot are easily accessible from both Dundee and from Angus and offer the advantages of living in a semi-rural location but with easy access to all the modern conveniences of Scotland's fourth largest city.

Named after a mythical local hero, Strathmartine the Dragon Slayer, the area is often referred to as The Howe O Strathmartine.

The City of Dundee is full of Dragons. In the Murraygate, you'll find a green statue prowling among shoppers with children clambering over its folded wings. Atop the spire of St. Andrews church near the Wellgate, a dragon watches the city moving below, and the crest of Dundee bears two dragons whose tails are intertwined.

The answer to Dundee's dragon-fever rests in a field at the foot of Craigowl Hill, just outside the village of Bridgefoot in Angus. Here, surrounded by a protective fence, is Martin's Stane.

Martin's Stane is a 6th-7th century Pictish stone recording the tale of Martin and the Dundee Dragon. While the stone has undergone some weathering in its many years, the shape of the fearsome beast and the hero on horseback can still be discerned. The story of the dragon's slaying is recounted in the four lines:

*“Tempted at Pitempton,
Draigled at Baldragon,
Stricken at Strathmartin,
And kill'd at Martin's Stane.”*



HOME REPORT: is
available on
request or
through TSPC

VIEWING

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The owners

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EXTRAS

Certain extras
may be available
by separate
negotiations.