



— Dundee, DD3 0PU —

# THE COTTAGE, STRATHMARTINE CASTLE FARM

3 BEDROOM DETACHED COTTAGE WITH WORKSHOP & OFFICE



THE COTTAGE , STRATHMARTINE CASTLE FARM  
3 BEDROOM DETACHED COTTAGE

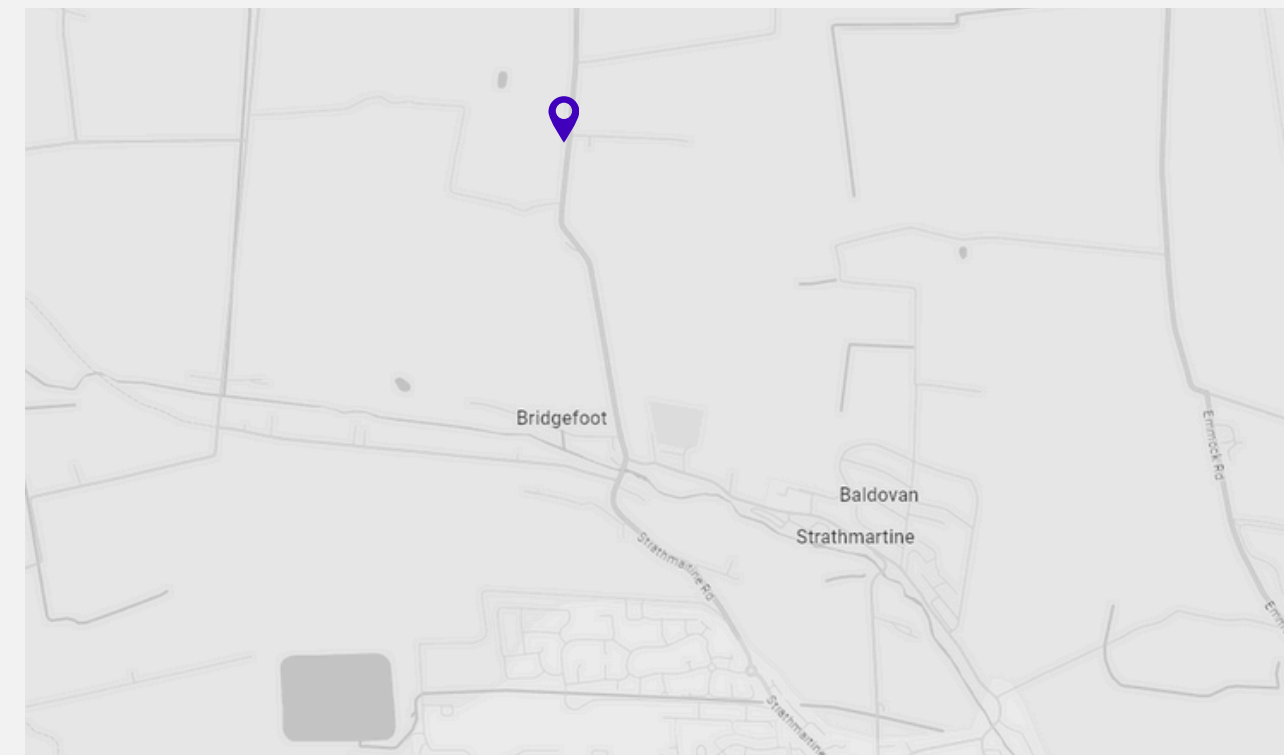
HOME REPORT VALUE - £400,000

OFFERS OVER **£375,000**

- Dining Kitchen
- Sitting Room
- Sun Lounge
- 3 Bedrooms
- Dining Room/Bedroom 4
- 3 Bathrooms
- Utility Room
- Workshop with Office
- Artist Studio

EPC: E

CTB: Band F







## THE PROPERTY

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.

### 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.







# ACCOMMODATION

## INTERNAL

- 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"

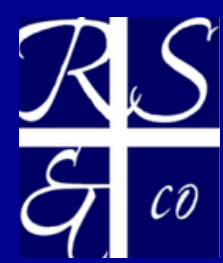
## EXTERNAL

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.





ROSS STRACHAN & CO  
Solicitors & Estate Agents





# FLOORPLAN

GROUND FLOOR  
173.0 sq.m. approx.



TOTAL FLOOR AREA : 173.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## HOME REPORT

The Home Report is available through the TSPC website

## VIEWING REQUESTS

Contact details below to arrange a viewing:

### Property Owners

Tel : 07841209975 07969 817979

Email : [juliagrants10@outlook.com](mailto:juliagrants10@outlook.com)  
[phillggrant@btinternet.com](mailto:phillggrant@btinternet.com)

### Property Department

Tel : 01382 201010

Email : [propertyreception@ross-strachan.co.uk](mailto:propertyreception@ross-strachan.co.uk)

## EXTRAS

Certain extras may be available by separate negotiations

## DRONE FOOTAGE

<https://www.youtube.com/watch?v=95ChjrSQj-U>







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