



lindsays

“Moorlands” The Brae,
Auchterhouse, DD3 0RE



Description

Lindsays are delighted to offer to the market this superb and unique detached villa which is situated in stunning gardens grounds on an elevated position looking out over the countryside with views reaching over to Fife. This fabulous family home has been lovingly maintained over many years by the current owner and offers spacious and versatile family accommodation over two levels.

The villa is accessed through electric gates and stands proudly at the end of the sweeping driveway with ample parking at the rear. Entering the villa on the ground floor you will find a charming lounge featuring dual aspect windows and a cosy wood burning stove. Accessed from the lounge is the conservatory looking out over the fabulous gardens. There is a formal dining room also south facing with dual aspect windows, dining kitchen with ample floor and wall units and room for a table and chairs, large utility room with door to the garage, home office, cloakroom/WC and shower room.

Ascending to the upper floor the master bedroom with en suite shower room is flooded with natural light from the dual aspect windows and boasts panoramic views of the country. This bedroom has a built in wardrobe. There are three further bedrooms, two with built in wardrobes, and the family bathroom with separate bath and shower cubicle. One of the superb features of the home is that most rooms are south facing and bright and sunny.

Practical attributes include secondary glazing, Biomass Heating, Photo Voltaic Solar Panels giving an annual rebate of over £2000 and a security alarm. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the Electric Aga, integrated double oven, hob, dishwasher and fridge in the kitchen.

Arriving through the electric gates you will immediately be impressed with the beautiful gardens which are laid with lawn, pretty flowers, mature plants and shrubs and an attractive patio at the front. A large area of ground sits to the north of the home which has its own gate from the road and is accessed from the driveway. This will be a fabulous area for children to play. The drive takes you to the rear of the property and has ample space to turn and park. The double garage can also be accessed from the property and has a loft space ideal for storage. There are two greenhouses and a useful drying green.

This special home, amazing gardens and outlook can only be fully appreciated by viewing which is highly recommended.

- Vestibule & Hallway
- Lounge
- Dining Room
- Home Office
- Dining Kitchen
- Large Utility Room
- Conservatory
- Master Bedroom with En Suite Shower Room
- 3 Further Bedrooms
- Cloakroom/WC
- Shower Room
- Family Bathroom
- Double Garage & Gated Driveway
- Stunning Gardens
- Bio-Mass Heating & Solar Panels

EPC Rating E

OFFERS OVER £525,000



"A truly special detached villa situated in delightful landscaped garden grounds boasting fabulous countryside views"



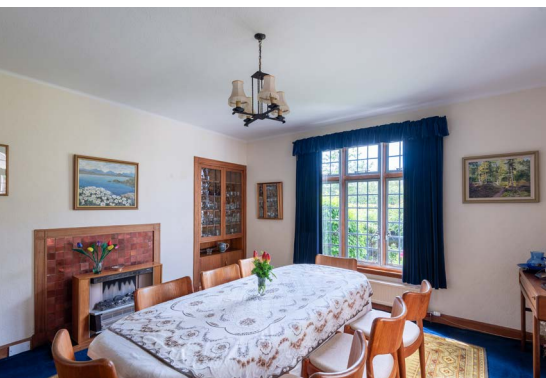


Area

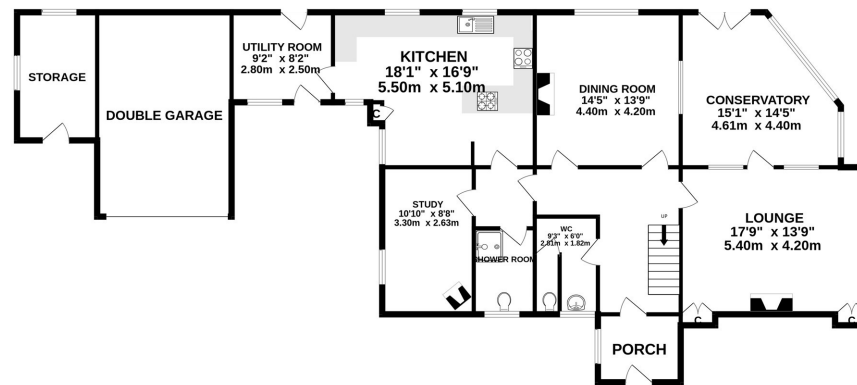
Auchterhouse is a sought after village in Angus some seven miles northwest of Dundee and set on the slopes of the Sidlaw Hills with spectacular panoramic views over towards Fife and the Tay Estuary. The village boasts a primary school, village hall and a local bus service to the City of Dundee. Ample opportunities exist for outdoor pursuits including walking, cycling, riding and golf which are all readily available. The village is within a few minutes drive of Ninewells Hospital and the Kingsway Retail Parks making it an ideal area for the best of rural living with all main amenities in Dundee City.

Viewing

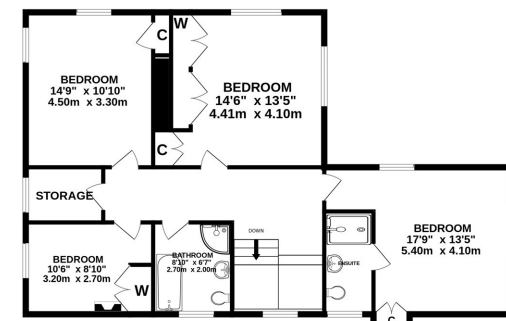
By appointment through Lindsays on 01382 802050



GROUND FLOOR



1ST FLOOR



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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Prospective purchasers are requested to note formal interest with 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.