



lindsays

Pinehill,
The Brae Auchterhouse DD3 0RE

"Charming four bedroom detached cottage in Kirkton of Auchterhouse"

- Porch
- Lounge
- Conservatory
- Dining Kitchen
- 4 Double Bedrooms
- Study/Walk in wardrobe
- Family Bathroom
- Ensuite Shower Room
- Utility & WC
- Solar Panels
- Drive
- Gardens

EPC Rating D

OFFERS OVER £400,000



Description

Lindsays are delighted to offer to the market this charming, four-bedroom detached cottage situated in Kirkcaldy of Auchterhouse. There are a number of amenities being found nearby including Auchterhouse primary school. With Dundee being under nine miles away, 20 minutes by car, making the property and its location ideal for people preferring a quiet countryside retreat, yet still within easy reach of the city's amenities.

The property offers versatile accommodation spread over two floors and comprises porch, lovely lounge with feature exposed stone wall and woodburning stove. The dining kitchen leads to a Mozolowski & Murray Conservatory which gives beautiful views over the garden. The principal bedroom has built in storage and an ensuite shower room. There are three further double bedrooms with one having a study/walk in wardrobe and family bathroom with separate shower cubicle. There is a WC and an external store which offers a utility space. Benefits include double glazing (excluding porch) and LPG heating. The current owners have recently had Solar panels fitted and added additional insulation throughout the property.

Externally the property enjoys being situated on an extensive plot. On exiting through the kitchen door there is a covered courtyard area and large external store. The garden is mainly to the front and is laid mainly in lawn with a number of vegetable plots and fruit trees. There are external electric sockets and water which assist with maintaining the lovely garden.

This lovely family home can only be fully appreciated by viewing which is highly recommended.

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.

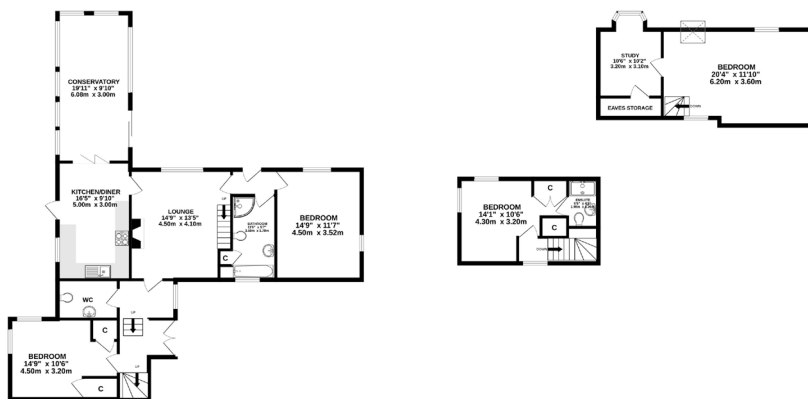
Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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.