



lindsays

"Inshriach"
The Brae, Auchterhouse, DD3 0RE

"A unique detached bungalow situated in delightfully secluded garden grounds".

- Hallway
- Lounge
- Dining Room
- Sunroom
- Kitchen
- 3 Bedrooms
- Shower Room & Bathroom
- Garage & Car Port
- Gardens

EPC Rating D

FIXED PRICE £299,000



Description

Lindsays are delighted to offer to the market this unique detached bungalow nesting in a plot of approximately 1 acre of delightful gardens. This ideal family home offers spacious and versatile family accommodation all on one level.

The property is accessed via a long tree lined driveway. The entrance hall has a built-in storage cupboard and also hosts the shower room. The lounge is a bright, spacious room with fireplace housing a feature log effect gas stove. Doors open through to the sunroom which in turn has doors opening out to the timber deck. The kitchen is fitted with a range of hi-gloss white units with integrated hob, double oven, extractor hood, fridge, freezer and washing machine and the dining room is just off the kitchen. There is a small rear hall which houses a boiler cupboard and has a door opening out to the garden. All three bedrooms are a good size and have fitted wardrobes. The bathroom is fully wet wall lined and fitted with a white wc, wash hand basin and spa bath. Outside the extensive gardens are laid with lawn, planted with mature shrubs and trees and has an elevated timber deck. The garden is very tranquil, a haven for wildlife and also provides an ideal safe area for children to play. There is a timber garage with shed to the rear and a newly constructed car port. The property was recently reroofed and other benefits include double glazing and oil central heating.

This very special home and location can only be fully appreciated by viewing, which is highly recommended. It should be noted that the property is of non-standard construction and potential purchasers should check the position with their lenders prior to arranging viewings.

Area

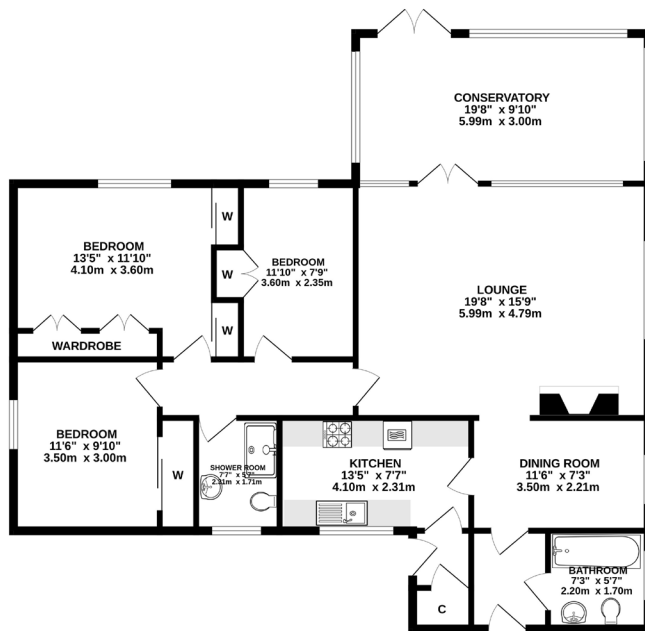
Auchterhouse is a sought-after village in Angus some seven miles northwest of Dundee and set on the slopes of the Sidlaw Hills with spectacular panoramic views over towards Fife and the Tay Estuary. The village boasts a primary school, village hall and a local bus service to the City of Dundee. Ample 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, walls, doors 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, appliances and equipment shown here are not tested and no guarantee as to their operability or efficiency can be given. Made with Metronix i2004

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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.