



lindsays

1 The Stables,
Balnuith Farm, Tealing, By Dundee, DD4 0RE

"A charming, spacious 2-bedroom upper apartment in a delightful rural setting."

- Vestibule
- Lounge/Kitchen/Diner
- 2 Double Bedrooms
- Cloakroom/WC
- Bathroom
- Double Glazing
- LPG Heating
- Private Garden
- Stables, Garages, Tack Room

EPC Rating F

OFFERS OVER £160,000



Description

Lindsays are delighted to offer for sale this charming, spacious upper apartment with several outhouses below situated just a few minutes' drive from Dundee. This unique property is in move in condition throughout and benefits from double glazing and LPG heating. Included in the sale are all fitted floorcoverings and blinds where fitted, along with the integrated kitchen appliances as detailed.

Entry to the property is to the right of the building, into the entrance hall which has the wc/cloakroom and staircase leading to the apartment. The lounge/kitchen/dining is a delightful open plan area with flagstone floor. The kitchen area has an integrated hob, oven, extractor hood, fridge and freezer. There is also a breakfast bar, and the lounge area has a multi-fuel stove. In the hallway there is a most useful utility cupboard which has plumbing for a washing machine and space for a tumble dryer. Both bedrooms are good sized doubles with built-in wardrobes. The bathroom is fitted with a 4-piece white suite. Below the apartment there are two garages and a tack room, which may have potential to convert into further accommodation if required (subject to the necessary planning consents being obtained), and to the right of the building there are two stables. The property has its own private front garden and there is ample parking.

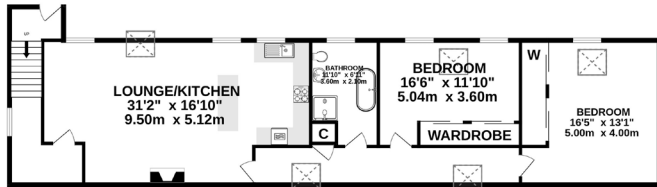
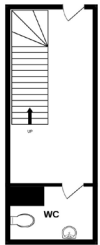
This most unique home and its potential can only be fully appreciated by viewing which is highly recommended.

Area

The village of Tealing is located approximately 5 miles north of Dundee City Centre. The A90 dual carriageway from Dundee to Aberdeen is about 2 miles away making this an ideal location for commuting to Aberdeen. There is a primary school in the village of Tealing with all other amenities found in the city of Dundee. Tealing Dovecot and Earth House is a great historical place to visit. Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities, Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

Viewing

Contact Lindsays on 01382 802050 or Dundeeproperty@lindsays.co.uk



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.