

YGGDRASIL

Hillside of Prieston, Tealing, Dundee, DD4 0RG



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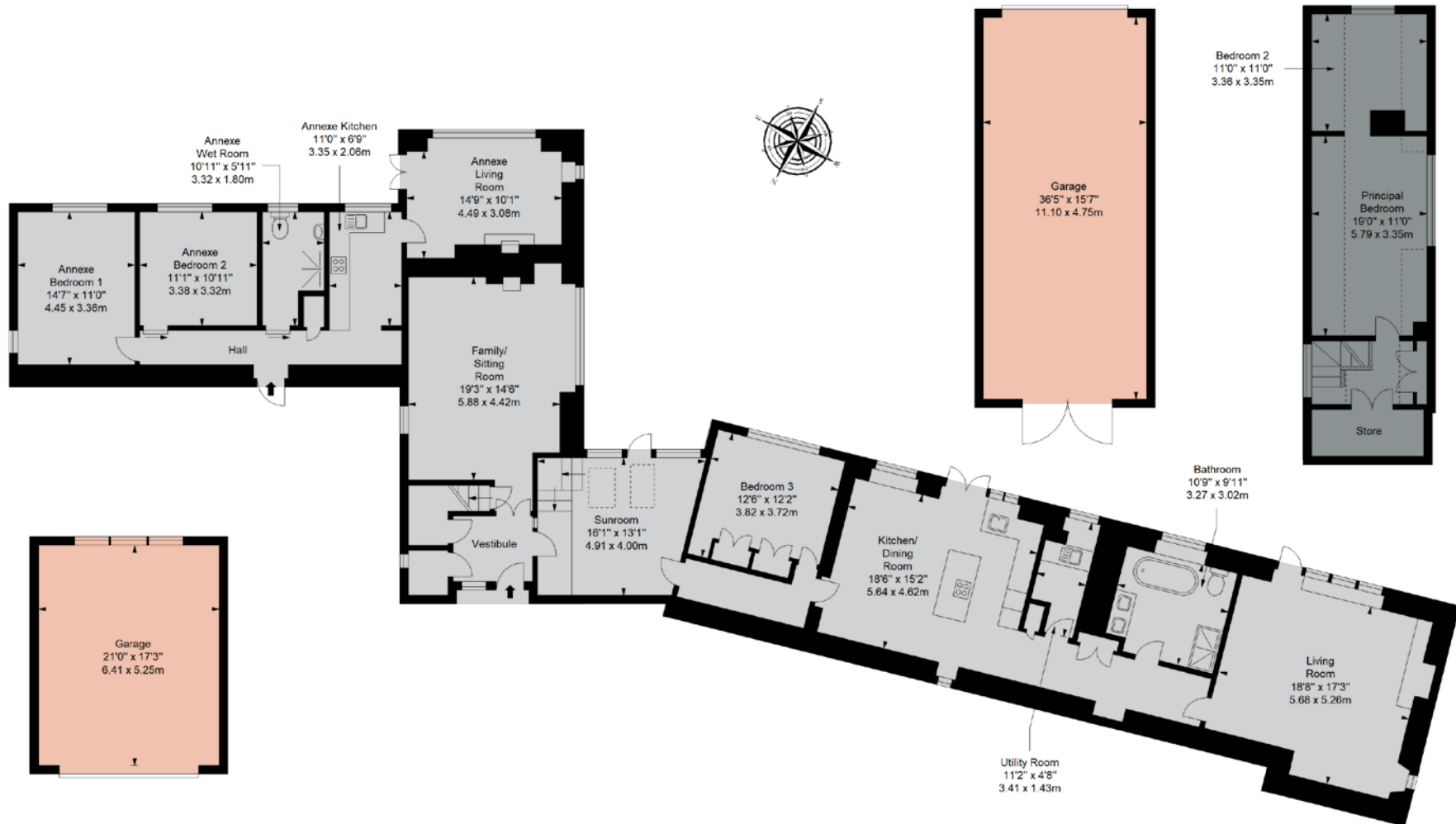
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Welcome to an impressive one-of-a-kind detached family home that offers a sought-after rural lifestyle near Dundee, further boasting a self-contained annexe, almost an acre of land, and a total of four reception rooms, two kitchens, two bathrooms, and five double bedrooms.

The floorplan is for illustrative purposes. All sizes are approximate.



A STUNNING

ARCHITECT-DESIGNED DETACHED HOUSE



Named after the tree of life in Norse mythology, Yggdrasil is a stunning architect-designed detached house that promises a picturesque lifestyle for discerning buyers. It has a total of five bedrooms and enjoys a self-contained annexe, providing opportunities for the holiday rental market and for independent family members. The interiors are finished to exceptionally high standards too, being carefully designed to maximise space, light, and luxurious modern living.

GENERAL FEATURES

- A stunning architect-designed detached house
- Scenic rural location near the city of Dundee
- Stylish interiors finished to exceptional standards
- Air source heat pump and double-glazed windows
- Smart Hive heating and a solar-panelled roof
- EPC Rating - E

ACCOMMODATION FEATURES

- Welcoming entrance vestibule with built-in storage
- Expansive living room with a log-burning stove
- Large family/sitting room with a log-burning stove
- Unique sunroom with direct access to the garden
- Stylish kitchen/dining room with Shaker-inspired design
- Three spacious double bedrooms (one with storage)
- Luxurious family bathroom with a five-piece suite
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SELF-CONTAINED ANNEXE FEATURES

- Private entrance to a hall with built-in storage
- Living room with log-burning stove and garden access
- Modern, Shaker-style kitchen that is well appointed
- Two double bedrooms that are bright and spacious
- Contemporary wet room with a three-piece suite

EXTERNAL FEATURES

- Almost an acre of garden grounds, including a paddock
- Two double garages and a multi-car driveway

UNIQUE HOME LIKE NO OTHER

Upon entering the home, you are greeted by an elegant vestibule that provides storage and sets the tone for the sophisticated interiors that await. Excluding the annexe, Yggdrasil has three large reception areas to enjoy all to itself. The living room and family/sitting room both feature cosy log-burning stoves and dual-aspect glazing, including oversized windows for a flood of daylight. They offer expansive floorspace too, for a wide assortment of furnishings. Completing the trio is a unique sunroom that has a stylish design, opening out onto a patio for summer entertaining.









A STYLISH KITCHEN & DINING ROOM



Set against a neutral backdrop and an olive-toned accent wall, the dual-aspect kitchen/dining room has a stylish aesthetic and Shaker-inspired design. It is laid with oak herringbone flooring and thoughtfully appointed around a central island, leaving plenty of space for a table and chairs. It has generous cabinet storage and wooden worksurfaces, ensuring beauty and functionality whilst catering to aspiring chefs and casual cooks alike. Undercabinet lighting and high-end integrated appliances finish the sophisticated look (induction hob, extractor hood, double oven, microwave, fridge/freezer, and dishwasher). A separate utility room also provides a quiet space for laundry.



SPACE



COMFORT, & PRACTICALITY



The main home has three spacious double bedrooms. One is located on the ground floor, featuring built-in wardrobes, fitted shelving, and on-trend wood panelling. The remaining two rooms are on the first floor off a naturally-lit landing with excellent storage. These include the large principal bedroom which is openly connected to the neighbouring bedroom to create the perfect setup for parents with newborns or young children.

THE BATHROOMS



A HAVEN OF RELAXATION

The family bathroom is a haven of relaxation. Impeccably designed, it features a luxurious five-piece suite, comprised of twin stone washbasins set into wooden storage, a toilet, a towel radiator, a shower cubicle, and a deep double-ended bathtub for a spa-like experience in the comforts of your own home.





SELF-CONTAINED ANNEXE - AN OPPORTUNITY FOR MULTI-GENERATIONAL LIVING

With its own private entrance, the self-contained annexe offers a unique opportunity for multi-generational living or potential rental income. It is fully equipped with its own living room (with a log-burning stove), a modern kitchen, two double bedrooms, and a contemporary wet room, providing complete independence for its occupants.



For optimal comfort, the property has double glazing and an air source heat pump with a smart (remote-controlled) Hive system, including underfloor heating throughout the ground floor of the main home and radiators in both the annexe and first floor. It also has a solar-panelled roof for greater efficiency.



IMPRESSIVE

GARDENS & UNRIVALLED PARKING

Car enthusiasts will appreciate the convenience of two double garages, offering ample parking space and further storage, in addition to a multi-car driveway for several vehicles.

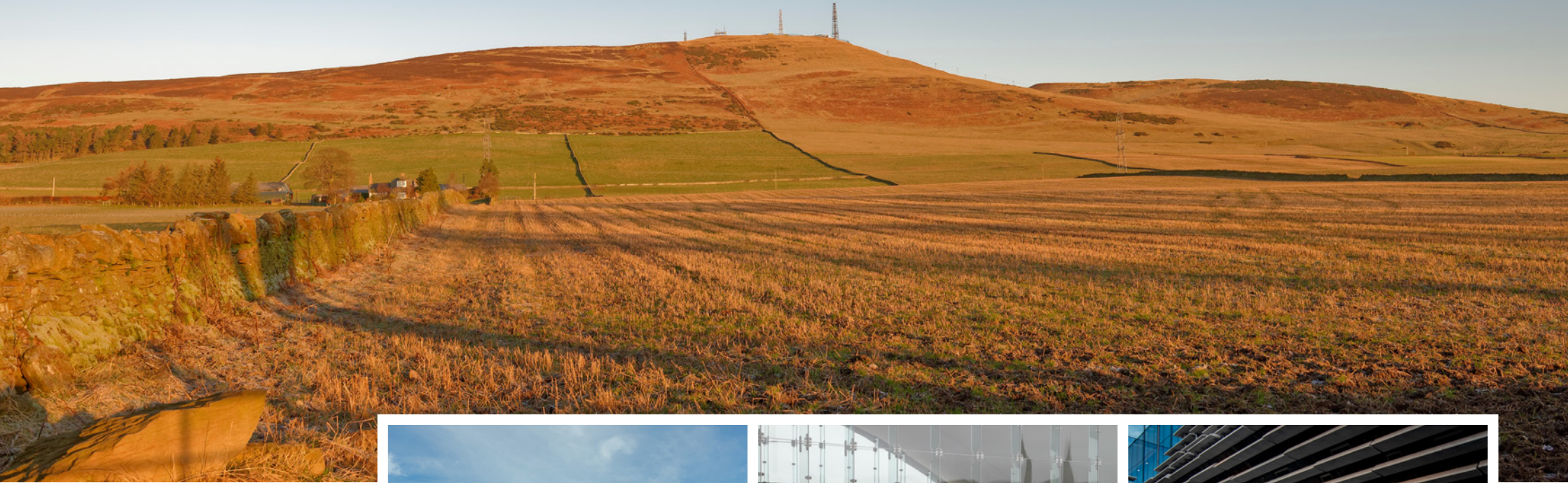
Along with the wealth of interior space, Yggdrasil has approximately an acre of garden space too. It features significant wraparound gardens that are mainly laid to lawn and it boasts a large paddock, providing endless possibilities for outdoor activities and summer get-togethers.



TEALING, DUNDEE

NESTLED AT THE FOOT OF THE SIDLAW HILLS AND SURROUNDED BY OPEN COUNTRYSIDE

The peaceful village of Tealing offers a sought-after rural lifestyle with the added benefit of being only 20 minutes by car from the city of Dundee. Offering an abundance of country walks and outdoor pursuits on your doorstep, Tealing caters to both relaxed and active lifestyles. Village life is centred on the village hall, with several working farms in the nearby area, including a farm and coffee shop, which offers fresh local produce, delicious food, and a garden nursery. Furthermore, the area has a rich history, evident at Tealing Earth House, a historic Iron-age underground passage. Nursery and primary schooling are provided locally with desirable small class sizes, whilst secondary and further education are on offer in nearby Dundee.



Just a short drive or bus journey away, Scotland's fourth largest city, Dundee, provides all your everyday amenities, supermarkets, and a wide variety of shopping facilities.



Recently voted by the Sunday Times as one of the top twelve places to live in Britain, Dundee is brimming with culture, boasting a regenerated waterfront with two nautical museums (RRS Discovery, Captain Scott's Antarctic expedition ship, and the 19th-century warship, HM Frigate Unicorn) and the architectural triumph of the newly opened V & A Dundee, Scotland's first design museum. Further museums, arts centres, and theatres can be found across the city, along with a vibrant array of bars and restaurants. Major road and rail links connect Dundee to the rest of Scotland and further afield, whilst Dundee airport also offers regular flights to London City Airport.





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