



lindsays

Fallaws Lodge,
Monikie Broughty Ferry DD5 3QJ



- Vestibule
- Reception Hallway
- Lounge
- Sitting Room
- Dining Kitchen
- Principal Bedroom with ensuite Bathroom
- Guest Bedroom with ensuite Shower Room
- Three Further Bedrooms
- Study
- Family Bathroom
- Utility Room & WC
- Balcony
- Double Garage
- Drive
- Paddocks

EPC Rating D

OFFERS OVER £600,000

Description

This is a rare opportunity to purchase this impressive, five bedroom detached family home. Fallaws Lodge is situated in a beautiful semi rural location with stunning views over fields while still having neighbours close by. The property is just a short distance from the village of Monikie with its charming primary school. A larger number of amenities can be found in the surrounding towns and Cities.

The property offers spacious and versatile accommodation spread over two floors. There is a vestibule which leads to a reception hallway. The bright and spacious lounge has a cassette wood burner and sliding patio doors leading out to the garden. There is a large dining kitchen with rangemaster, sitting room with wood burning stove and separate study. The utility room and WC are also on this level.

Upstairs the large principal bedroom has built in wardrobes, ensuite bathroom and balcony making the most of the beautiful views. The guest bedroom has built in storage, ensuite shower room and Velux cabrio balcony window. There are three further good sized bedrooms and family bathroom with shower over the bath. Benefits include double glazing, oil heating and attic space.

Externally the house sits within a large plot which is laid mainly in lawn with a number of mature trees and plantings. The drive has room for multiple vehicles and leads to the detached garage which has power and light. There are two large paddocks/fields which are included in the sale.

This property can only be fully appreciated by viewing which is highly recommended.

Sizes (approx.) Garden – 1.03 acres, rear paddock 1.7 acres, front paddock 2 acres.



"Impressive, five bedroom detached family home set within substantial garden grounds with two additional paddocks"





Area

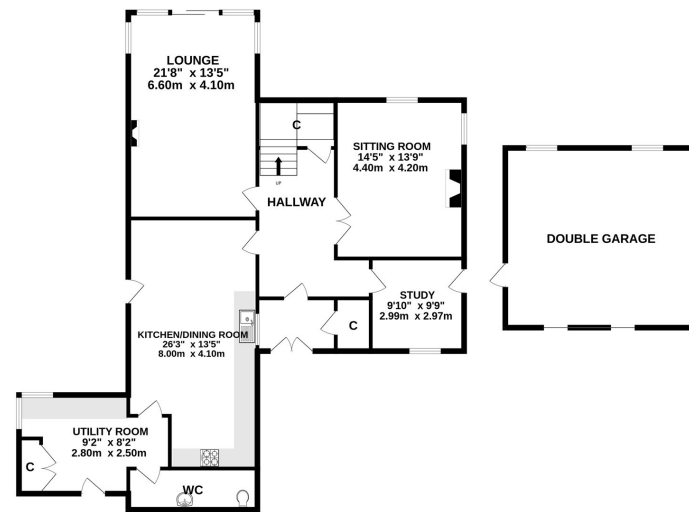
The property is situated close to the charming village of Monikie which is situated only a few miles from Dundee City. A feature of Monikie is the Country Park which boasts reservoirs, woodland and parkland. While Crombie Country Park is just a short distance from Fallows Lodge. The area provides an ideal commuting base to the City of Dundee as well as Carnoustie and Arbroath.

Viewing

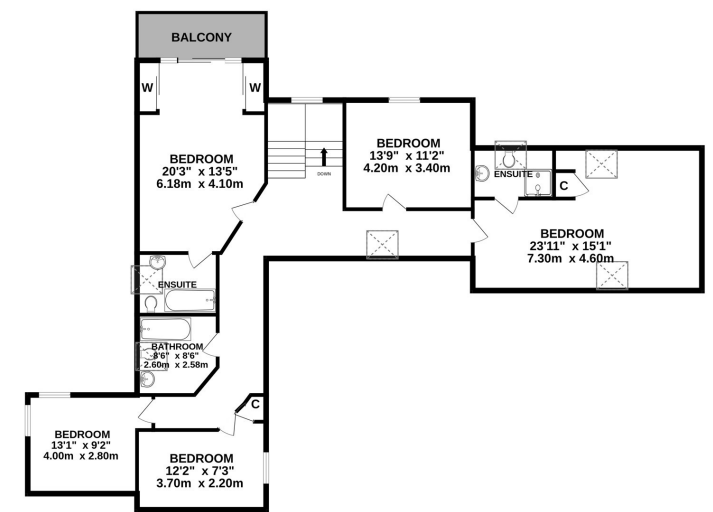
By appointment through Lindsays on 01382 802050 or Dundeeproperty@lindsays.co.uk



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the 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.