



**lindsays**

Threshing Mill House,  
3 Steading Cottages Mains of Fowlis By Dundee DD2 5LQ





## Description

Lindsays are delighted to offer to the market this immaculately presented three bedroom converted steading with stunning countryside views. Threshing Mill House is located in the Mains of Fowlis, with a number of local amenities available within the neighbouring Invergowrie and Birkhill.

Threshing Mill House has been beautifully maintained by the current owners and is offered to the market in move in condition. The accommodation is spread over two floors and comprises: hallway, bright and spacious lounge with wood burning stove and modern dining kitchen with integrated appliances. There is also a utility room and WC. The stunning sunroom has a wood burning stove and offers uninterrupted views across the open countryside towards the River Tay. Upstairs there are three double bedrooms all with built in wardrobes and family bathroom with separate shower cubicle. Benefits include double glazing and electric heating.

Externally there is a large integral double garage. There is potential to convert the garage into additional accommodation if required subject to relevant building/planning consents. There is a substantial south facing rear garden which has been beautifully landscaped. Laid mainly in lawn there are various patio areas, drying area and an abundance of mature plantings. The green house will be included in the sale.

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

- Hallway
- Lounge
- Dining Kitchen
- Sunroom
- Three Double Bedrooms
- Family Bathroom
- Utility Room & WC
- Double Garage
- Gardens

EPC Rating D

**OFFERS OVER £385,000**





*"Immaculately presented, three bedroom converted steading with stunning countryside views"*





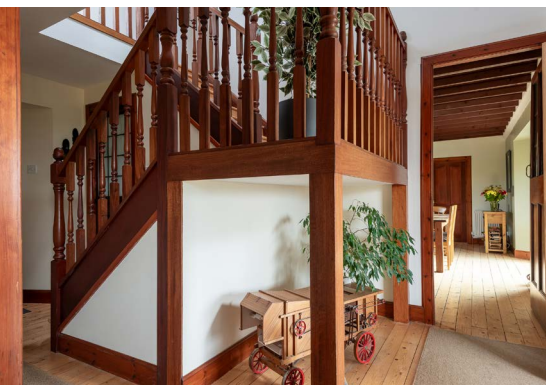


## Area

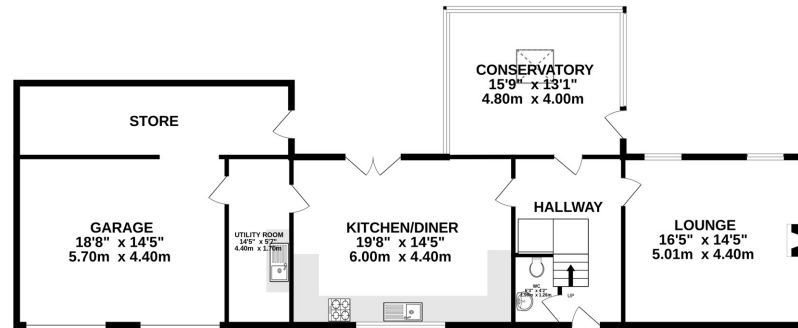
Situated within the rural hamlet of Mains of Fowls some 2 miles north of the A90 and enjoying an open outlook over the surrounding countryside towards the River Tay. Local facilities are available within the neighbouring Invergowrie and Birkhill with excellent primary amenities to be found in Dundee City Centre some 6 miles to the south east.

## Viewing

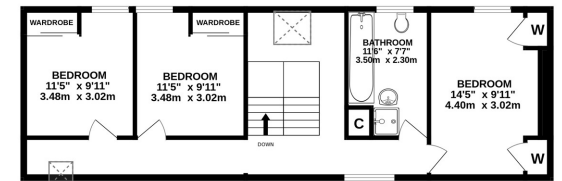
By appointment through Lindsays on 01382 802050 or [Dundeeproperty@lindsays.co.uk](mailto:Dundeeproperty@lindsays.co.uk)



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.