



**lindsays**

**"Rivendell"**  
Parkside, Auchterhouse, DD3 0RF

*"A beautifully presented, detached family home with stunning views situated in a sought-after location".*

- Vestibule
- Reception Hall
- WC/Cloakroom
- Lounge
- Sunroom
- Kitchen/Dining/Family Room
- Utility Room
- 4 Bedrooms (2 x En-Suite)
- Bathroom
- Double Garage
- Gardens

EPC Rating D

**OFFERS OVER £465,000**





## Description

Lindsays are delighted to offer to the market this well maintained and beautifully presented detached family home. Situated on an elevated site of around 800m sq, enjoying stunning views over open countryside, this property offers spacious and versatile accommodation over two levels. Auchterhouse is just a 10-minute drive from the centre of Dundee, with schools, shops and amenities all close by, meaning you can enjoy the benefits of rural living with everything you need on your doorstep.

'Rivendell' sits on Parkside, a private road with only a handful of select properties, just off The Brae. The accommodation comprises an entrance vestibule, reception hall with built-in cupboard and stairs leading to the upper floor. The wc/cloakroom is fitted with a white two-piece suite. The lounge is a bright and exceptionally spacious room with multi-fuel stove and doors opening through to the sunroom which is a fabulous spot in which to relax and enjoy the stunning views. The kitchen/dining/family room really is the heart of this lovely home with the kitchen area having integrated hob, oven, extractor hood, coffee machine and dishwasher. A central island unit provides space for informal dining, whilst there is still space for a dining table and occasional furniture as required. Off the kitchen is the utility room which has plumbing for a washing machine and space for a tumble dryer and door opening out to the garden. The principal bedroom is located on the lower floor, with south facing window enjoying the same views as the lounge and an en-suite bathroom with wc, double wash hand basins, bath and shower enclosure. Upstairs there are three exceptionally well-proportioned double bedrooms, one of which has the benefit of an en-suite shower room, and the fully tiled family bathroom. Outside the front garden is laid with lawn and planted with mature shrubs and trees and a driveway providing off-street parking for two cars leading to the double garage. The rear garden is a great size with lawn perfect for children to play, borders, mature shrubs, trees, built-in barbecue and covered pergola all ready for your hot tub. Included in the sale are all fitted floorcoverings, window blinds (where fitted) and integrated kitchen appliances as detailed.

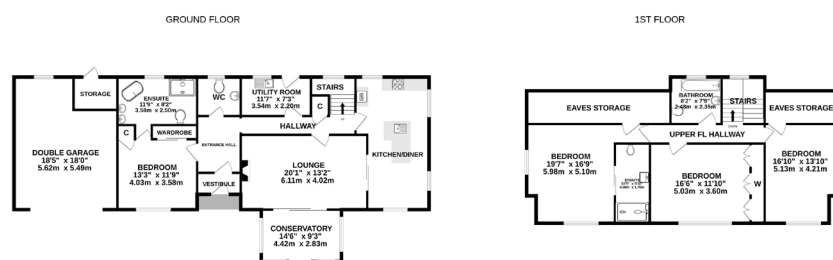
This very special home and location will appeal to the family buyers looking for more space inside and out and can only be fully appreciated by viewing, which is highly recommended.

## 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](mailto:dundeeproperty@lindsays.co.uk)



Whilst every attempt has been made to ensure the accuracy of the floorplans 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. Made with Hergo 12/2020



T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

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.