



lindsays

**Lochmill Cottage,
Rosemill Road, Bridgefoot, DD3 0RW**

"Spacious three bedroom detached cottage in stunning rural setting"

- Porch
- Lounge
- Kitchen
- Utility
- Three Bedrooms
- Shower Room
- Gardens
- Driveway

EPC Rating E

OFFERS OVER £245,000



Description

We are delighted to present to the market this charming three bedroom detached cottage in a stunning rural setting. Lochmill Cottage is ideally located in the sought-after village of Bridgefoot, just north of Dundee. Lochmill Cottage enjoys a peaceful semi-rural setting, with local amenities conveniently close by.

The property benefits from oil-fired central heating and double glazing throughout. Included in the sale are all floor coverings, light fittings, and blinds where fitted along with the white goods.

This beautifully maintained home is arranged on one level and comprises: a spacious entrance porch, perfect for relaxing and taking in the surrounding countryside views; a bright and generous lounge featuring a working fireplace; a well-appointed kitchen with ample space for dining; and a practical utility room. The accommodation also includes a large primary bedroom with built-in storage, two further well-proportioned bedrooms, and a modern shower room with a chrome heated towel rail.

Externally, the property is set within a generous, well-kept plot. The front garden is fully enclosed, mainly laid to lawn, and well-tended flower beds. To the side, there is an additional lawn area, complete with a summer house and shed, both included in the sale. A further large lawn with a drying area is located at the rear, alongside a driveway offering parking for two vehicles.

Viewing is highly recommended to fully appreciate the charm, setting, and lifestyle this picturesque property has to offer.

Area

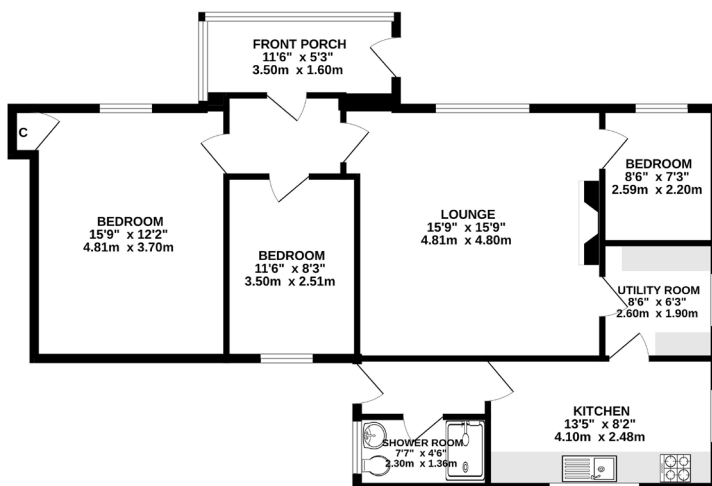
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes 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

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



GROUND FLOOR



While 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 contents, fixtures and appliances shown have not been tested and no guarantee is given to their operation or efficiency will 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.