






3 Balbeuchley Steading
Auchterhouse DD3 0QX



Beautifully presented five bedroom terraced steading with views over the surrounding fields

 5 Bed  2 Bath  3 Reception

Lindsays are delighted to bring to market this beautifully presented and individually designed terraced villa which is set within "Balbeuchley Steading" an exclusive development within the sought after village of Auchterhouse.

The original steading was constructed in 1802 and renovated to a high standard in 1996. The family home is in move in condition and there are many interesting internal features including the extensive use of natural timber, exposed ceiling beams, vaulted ceilings and stone faced walls. The property benefits from a multi fuel burning stove, double glazing throughout and LPG central heating. Included in the sale are the floorcoverings and blinds where fitted, together with the integrated kitchen appliances.

The accommodation comprises on the entrance level: hallway, bright and spacious lounge, conservatory and dining room with patio doors to the rear garden. The fitted kitchen has a multifuel stove and a mezzanine level which is a lovely family room. There is also a double bedroom and WC with utility store. The feature spiral staircase leads to three good sized double bedrooms and a fourth bedroom which is currently being utilised as a dressing room. There is a shower room and a beautiful family bathroom with roll top bath and a separate shower cubicle.

Externally there is an integral garage and a beautiful mature rear garden which is fully enclosed and is a combination of lawn, patio areas and a number of mature plantings with beautiful views over the surrounding fields.

Early viewing is highly recommended to fully appreciate the property on offer.

Features

- Hallway
- Lounge
- Conservatory
- Dining Room
- Family Room
- Fitted Kitchen
- Five Bedrooms
- Shower Room
- Family Bathroom
- WC
- Gardens
- Garage
- EPC Rating E

Offers Over £380,000

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.
Made with Metrease 02025



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.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

☎ 01382 802050

✉ dundeeproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's 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.