



20A Holding, Tealing, Dundee, DD4 0QZ

OFFERS OVER £380,000

Contact Solicitors for an
appointment to view

01382203000

Chamber Practice 



- **DECEPTIVELY SPACIOUS DETACHED BUNGALOW**
- **COUNTRYSIDE VIEWS TOWARDS THE SIDLAWS**
- **LOUNGE, CONSERVATORY & DINING ROOM**
- **EXCEPTIONALLY SPACIOUS DINING KITCHEN**
- **EXTENSIVE ATTIC ROOM WITH VELUX WINDOWS & STORAGE**
- **UTILITY ROOM & WC**
- **MASTER BEDROOM WITH EN SUITE SHOWER ROOM**
- **3 FURTHER DOUBLE BEDROOMS**
- **FAMILY BATHROOM**
- **FLEXIBLE UPPER LEVEL ACCOMMODATION SUITABLE FOR A VARIETY OF USES**
- **INTEGRAL DOUBLE GARAGE**
- **DG & LPG HEATING**
- **DESIRABLE SEMI-RURAL LOCATION WITHIN EASY REACH OF DUNDEE**
- **ABSOLUTE MOVE IN CONDITION**

Nestled within a sought after semi-rural setting and enjoying stunning open views across the surrounding countryside towards the Sidlaw Hills this deceptively spacious detached bungalow offers exceptionally versatile accommodation extending over two levels, making it an ideal family home.

The welcoming entrance hallway provides access to all principal ground floor rooms and features a solid wood staircase leading to the substantial upper level attic accommodation. The generous lounge offers a comfortable space for relaxation and entertaining, while the bright conservatory enjoys delightful garden and countryside views. A separate dining room provides further flexibility for family living and formal occasions.

At the heart of the home lies an exceptionally spacious dining kitchen, well suited to modern family life, complemented by a useful utility room and convenient WC. The property boasts a generous master bedroom with en-suite shower room, together with three further well-proportioned double bedrooms and a family bathroom with 4 piece suite.

A particular feature of the property is the extensive fully floored attic room, flooded with natural light from Velux windows and offering excellent storage. This versatile space could easily be utilised as two distinct areas such as a sitting room and home office, additional bedrooms, hobby room, games room or guest accommodation, subject to individual requirements.

Externally the property benefits from an integral double garage, a generous driveway providing ample off street parking and enclosed garden grounds offering privacy and space for outdoor enjoyment. Additional features include double glazing, LPG central heating and beautiful views over the surrounding countryside towards the Sidlaws.

This impressive home combines the tranquility of country living with excellent access to Dundee and surrounding amenities, offering flexible accommodation and outstanding views in a highly desirable location. Early viewing is essential.

Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K., and one of the best places in Europe to visit.







Included in the sale are all carpets and floor coverings, window blinds where fitted, integrated hob, double oven and dishwasher, 2 garden sheds and playhouse. The American style fridge/freezer, tumble dryer, washing machine and conservatory furniture may be negotiated separately if required.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.

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