



Emmock Farm Steading House,
Emmock Road, Tealing, DD3 0QA



A spacious detached villa with a self-contained one-bedroom apartment and equestrian facilities

 5 Bed  4 Bath  3 Reception

An architect-designed four-bedroom detached villa in a tranquil rural setting just minutes north of Dundee. The property enjoys an attractive outlook and includes a self-contained one-bedroom apartment above the garage, a three-horse stable block and approximately two plus, acres of paddock land. The sale includes oil-fired central heating, triple glazing (except the family/multi- purpose room), fitted floorcoverings and blinds, integrated appliances, a Rangemaster oven and a hot tub.

On entering the main home, you are welcomed into a comfortable formal lounge with an open fireplace and pine flooring. At the heart of the home is an open-plan kitchen, dining and sitting area with ample floor and wall units, plus generous space for a dining table and chairs. It flows through to a bright sun room with a cosy woodburner and doors opening onto the decking.

To the rear of the ground floor, there is a utility room, shower room with sauna outlet and a family/multi purpose room with hot tub. A double bedroom completes the ground-floor accommodation.

Upstairs, the delightful principal bedroom benefits from excellent fitted storage and an en-suite shower room. There are two further double bedrooms, along with a family bathroom featuring an air bath and separate shower cubicle.

Outside, a generous courtyard driveway provides access to a stable block for three horses, a car port and tack room. A large garage and workshop sit to the rear, with a self-contained apartment located above.

The apartment comprises an open-plan lounge/kitchen with integrated appliances and a lovely balcony overlooking the fields. It also includes a double bedroom with fitted wardrobes, a utility store, shower room and operates from a separate electric meter. The apartment is currently used as a studio and gallery and could be used as a granny flat, teenage living or Airbnb.

The gardens lie to the south and feature attractive fruit trees and a decking area. A west-facing courtyard provides an ideal space to enjoy the evening sun.

In addition, the property includes 2 x 1acre paddocks and 2 x small paddocks all individually stock fenced including mains electric top wire. Access to all paddocks is through the rear of the garage and field shelter. There is farm access also into the paddocks.

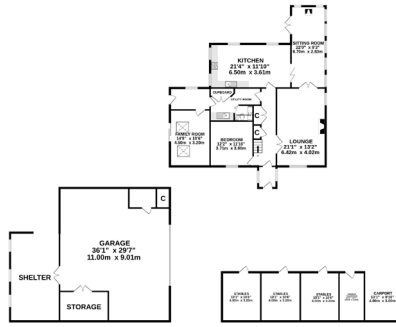
This is a rare opportunity to purchase a spacious equestrian property with business potential and viewing is highly recommended.

Features

- Lounge & Sun Room
- Kitchen/Diner
- Utility & Downstairs Shower Room
- Family/Multi Purpose Room
- Principal Bedroom with En Suite
- Family Bathroom
- 3 Further Double Bedrooms
- Self Contained 1 Bedroom Apartment with Balcony
- Garage & Workshop
- Stable Block and 2 x 1 acre paddocks & 2 small paddocks
- Gardens
- EPC D

Offers Over £475,000

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 a guide only for prospective purchasers. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Located to the north of Dundee City just a few minutes from all main amenities. The A90 dual carriageway from Dundee to Aberdeen is about 2 miles away making this an ideal location for commuting to Aberdeen. There is a primary school in the village of Tealing with all other amenities found in the city of Dundee. Tealing Dovecot and Earth House is a great historical place to visit.

Directions

If coming up from Harestane Rd turn right at the T junction and the farm road is signposted first left. Coming from the Struans roundabout, come off third exit and quick left onto Emmock Road. Follow the road over the flyover and after a little over a mile Emmock Farm is signposted at the bottom of the hill. Steading House is the more modern one with red gates.

FOR VIEWING:

By appointment only

Contact Lindsay on:

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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.