




McEwan Fraser Legal
Solicitors & Estate Agents
01382 721 212

2 Balcalk Farm
TEALING, DUNDEE, ANGUS, DD4 0RG

TEALING

DUNDEE, ANGUS, DD4 0RG

Dundee is situated on the north bank of the Firth of Tay, and bounded by the Sidlaw Hills, modern Dundee is known as the ‘City of Discovery’ - a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland’s fourth largest city. Dundee has two world-class universities, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all the family.

The construction of the Victoria and Albert Museum on the waterfront has stirred up much excitement. Plenty to do, whether it is shopping, Arts or theatre, Dundee has it all. Dundee airport offers commuting opportunities and of course, the rail station provides national links. Ninewells teaching hospital is some fifteen minutes away. Ninewells is a highly rated hospital with some of the world’s leading researchers and facilities. Dundee is Scotland’s fourth largest city.

Glasgow lies ninety miles to the west, Edinburgh sixty miles to the south, and Aberdeen sixty-seven miles to the north. Dundee also has a sizeable student population and is home to the University of Dundee, the University of Abertay Dundee and Dundee and Angus College. Tealing sits to the North of Dundee along with several other Angus villages or communities. The area, dissected by the Dichty Burn, enjoys a reputation for top quality farmland and agriculture has long played an integral role in the economy of the district. Sitting majestically at the foot of the Sidlaw hills, Tealing, the “Gateway to Angus,” is one of the bigger communities - topping 500 residents - and it enjoys a local hall and primary school. Naturally, residents look to Dundee for the full range of big city amenities.



2 BALCALK FARM

TEALING, DUNDEE, ANGUS, DD4 0RG

GEM OF A COTTAGE WITH PANORAMIC VIEWS OVER OPEN COUNTRYSIDE

Part exchange is available for this gem of a cottage with panoramic views over open countryside and farmland. The sense of open space is incredible as you approach this semi-detached cottage with two or three bedrooms, depending on how you configure the accommodation.

Spread out over the ground floor is the lounge with a log burning stove and window to the gardens and fields beyond. Two bedrooms, fitted kitchen with country style painted units and views to the back of the cottage, a utility/boot room, and a dining room or bedroom three.

Externally the garden to the front has been laid to grass and to the rear there are two sheds along with a drive capable of holding several vehicles. The views are outstanding and this home should definitely be viewed if you are looking for a country escape yet still giving you access to the city.





SPECIFICATIONS

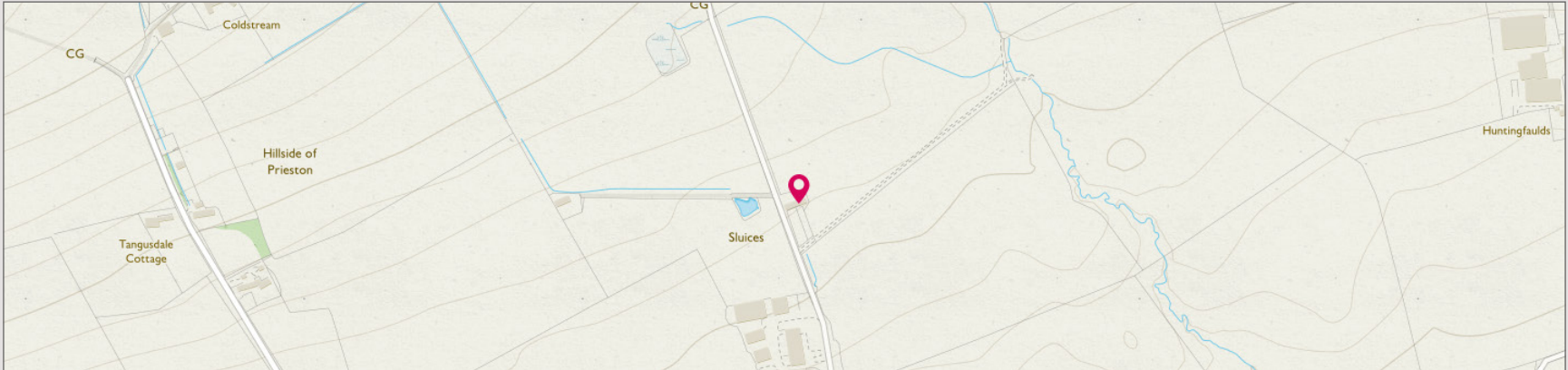
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.70m (12'2")
Kitchen	4.10m (13'5") x 2.10m (6'11")
Utility	2.60m (8'6") x 2.40m (7'10")
Diner	3.90m (12'10") x 2.60m (8'6")
Bedroom 1	4.60m (15'1") x 2.70m (8'10")
Bedroom 2	3.40m (11'2") x 2.00m (6'7")
Bathroom	2.83m (9'3") x 1.40m (4'7")

Gross internal floor area (m²): 72m² | EPC Rating: E





Part
Exchange
Available



Text and description
JAYNE SMITH
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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