




McEwan Fraser Legal

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Thistle Cottage

20A HOLDING, TEALING, DUNDEE, ANGUS, DD4 0QZ



Dundee

DD4 0QZ

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.



Thistle Cottage

Part Exchange Available!

We're delighted to offer onto the open market this very spacious detached chalet bungalow situated on the outskirts of Tealing with open countryside to the rear of the property. The property is accessed off the main road up a private drive where there is ample parking on the monoblock driveway for numerous vehicles and access to the double garage and area to the side with a shed and playhouse.

You then access the property via the front door from the driveway which leads you into a vestibule and then into the welcoming hallway. All rooms are accessed from here and there is a turning staircase to the first floor with understairs storage.

The living room enjoys a rear aspect with views over the local countryside, decorative fireplace and doors into the dining room and conservatory. The conservatory is a generous size with views around the garden and countryside with french doors leading out into the garden. The conservatory has wood flooring and radiators. To the other side of the living room is the dining room with a rear aspect.

The kitchen/breakfast room is a large size with ample space for table and chairs and sofa. The kitchen has a built-in cupboard as you walk in, tiled flooring and front and rear aspect double glazing windows which also runs throughout the property and propane gas central heating. The kitchen has a range of eye and base level units with laminated roll top work surfaces incorporating 2 stainless steel circular sink units with mixer tap. Built in appliances include an upright fridge/freezer, dishwasher, double oven with gas hob and extractor over.

From the kitchen, you access the utility room with floor and wall mounted

cupboards, under cupboard appliance space for a washing machine and tumble dryer. There is a door to the rear garden from here and access to the 2-piece cloakroom and double garage. The garage has metal up and over doors, light and power. It houses the boiler and has a solid flooring and could easily have electric doors fitted.

From the hallway, you have the main bathroom which is a four-piece suite with tiled flooring and walls, downlights and extractor. The bathroom has a bath and separate shower in the corner. The four bedrooms are off the hallway, all have fitted double wardrobes and the master bedroom has an en-suite three-piece shower room.

Stairs from the hallway then take you upstairs to the fifth bedroom/games room. This is a very impressive size and could be used as a variety of different options including bedroom/games room, family room, cinema etc. There are two cupboards either end of the room which offer walk-in wardrobes with further doors leading to floored loft areas. One side has plumbing in place to put an en-suite in if required and both definitely need to be viewed to be appreciated.

Finally, outside the garden runs behind and to the side of the property and laid to lawn with fencing and offering far fetching views over the countryside. There is a space for a trampoline, outside bbq, shed and covered pergola with heating, power and covering to the front, rear and sides. To the other side is hard standing with the playhouse and shed and has the septic tank and sunken gas tank (please speak to the clients about the gas when viewing).

An internal inspection is highly recommended.









Specifications & Details

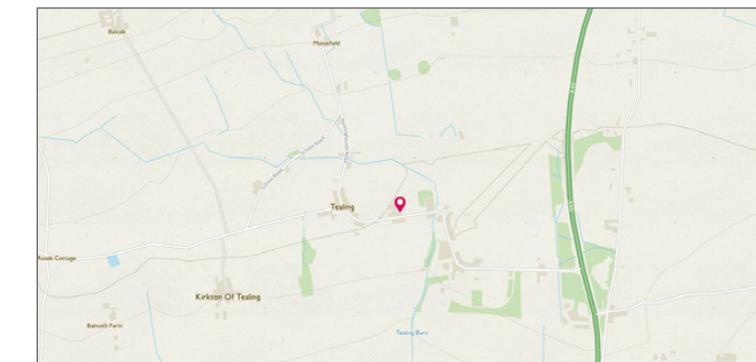
Approximate Dimensions
(Taken from the widest point)

Lounge	5.70m (18'8") x 4.40m (14'5")
Kitchen	7.20m (23'7") x 4.70m (15'5")
Dining Room	4.40m (14'5") x 2.90m (9'6")
Conservatory	4.40m (14'5") x 3.90m (12'9")
Utility	4.20m (13'9") x 1.60m (5'3")
Bedroom 1	4.10m (13'5") x 3.30m (10'10")
En-suite Shower Room	3.00m (9'10") x 1.60m (5'3")
Bedroom 2	3.00m (9'10") x 3.00m (9'10")
Bedroom 3	2.90m (9'6") x 2.70m (8'10")
Bedroom 4	3.30m (10'10") x 2.70m (8'10")
Bedroom 5	10.10m (33'2") x 4.10m (13'5")
Bathroom	3.00m (9'10") x 2.10m (6'11")
WC	1.70m (5'7") x 1.60m (5'3")
Garage	6.00m (19'8") x 4.80m (15'9")

Gross internal floor area (m²): 207m²

EPC Rating: C

Extras (Included in the Sale): Floor coverings, light fittings, fitted appliances, shed, pergola, bbq, trampoline, playhouse and blinds are included in the sale. Garden and conservatory furniture are available by separate negotiation directly with the client.





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