



Tealing Schoolhouse

SCHOOL ROAD, TEALING, DUNDEE, DD4 0QZ

THE LOCATION

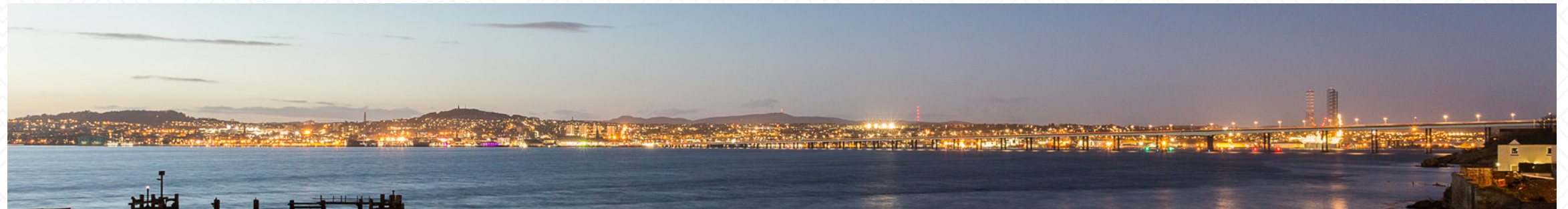
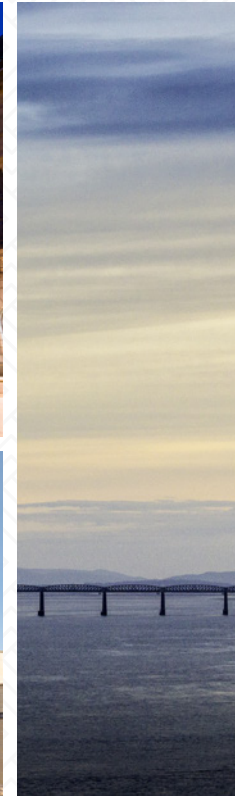
Tealing is a super little community that lies to the North of the City of Dundee but within a short commute of around 15 minutes approximately.

The city of 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 of 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.

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.





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If you are not yet on the market and love this home just call us to ask how we can help. If you are looking for country idyll, a place to bring your family up in the countryside, space for entertaining and comfortable living? Look no further! A former Headmasters house, or schoolhouse, with panoramic views over open countryside and farmland, the village school sits behind with a fabulous play park for the children. The sense of open space is incredible as you approach this detached Villa. Yes! We have "turning circle" envy, in a gated drive that will easily park several vehicles and still leave ample room for the lawn and social areas.

The vestibule is traditional for the period and offers excellent storage for coats and shoes. Into the hall and we are offered period panelling, so on-trend now but with

the patina of the period. The hall also offers access to the guest cloakroom and a full bathroom that combined with bedroom five on this floor offers perfect solutions for extended families or guest accommodation.

The large lounge and formal dining room are interchangeable. Our clients make use of the public room with the feature fireplace as a lounge. The carpets are new and the property has been decorated freshly. A lovely window formation overlooks the drive and gardens to the front and the countryside beyond. The current formal dining room has exquisite panelling that has been painted a modern shade that combined with original wood flooring offers a sense of grandeur and style. The radiators have been replaced to provide modern requirements with a period style. An open fireplace adds a focal point.



The kitchen diner is modern and sleek with ample room for a breakfasting table or family space. A peninsula provides a breakfast bar. Off the kitchen is the utility room and WOW! What a utility room this is. It is more than a boot room, more than a dog bedroom, more than a laundry...it is all of these things and perfect for country living. There is a back porch! Perfect as a small potting shed.



Kitchen/Diner



Bedroom 5



Bathroom

The magnificent staircase rises to the first floor. The light is superb. This floor offers four bedrooms and a family bathroom. The Principle bedroom has a new en-suite bathroom with a corner tub for soaking.

New carpets, freshly decorated, new kitchen and new en-suite and guest cloakroom, this home is ready to walk right into with no onward chain.



Bedroom 1



Bedroom 2



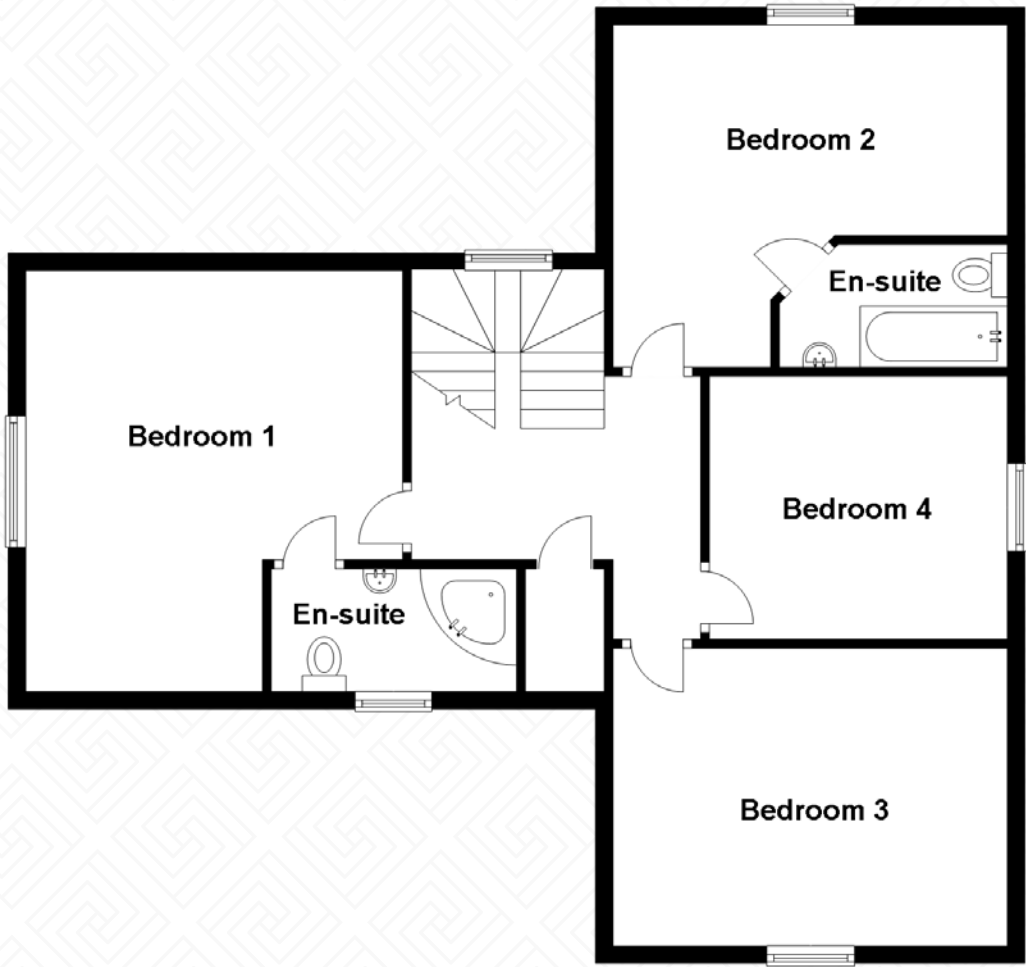
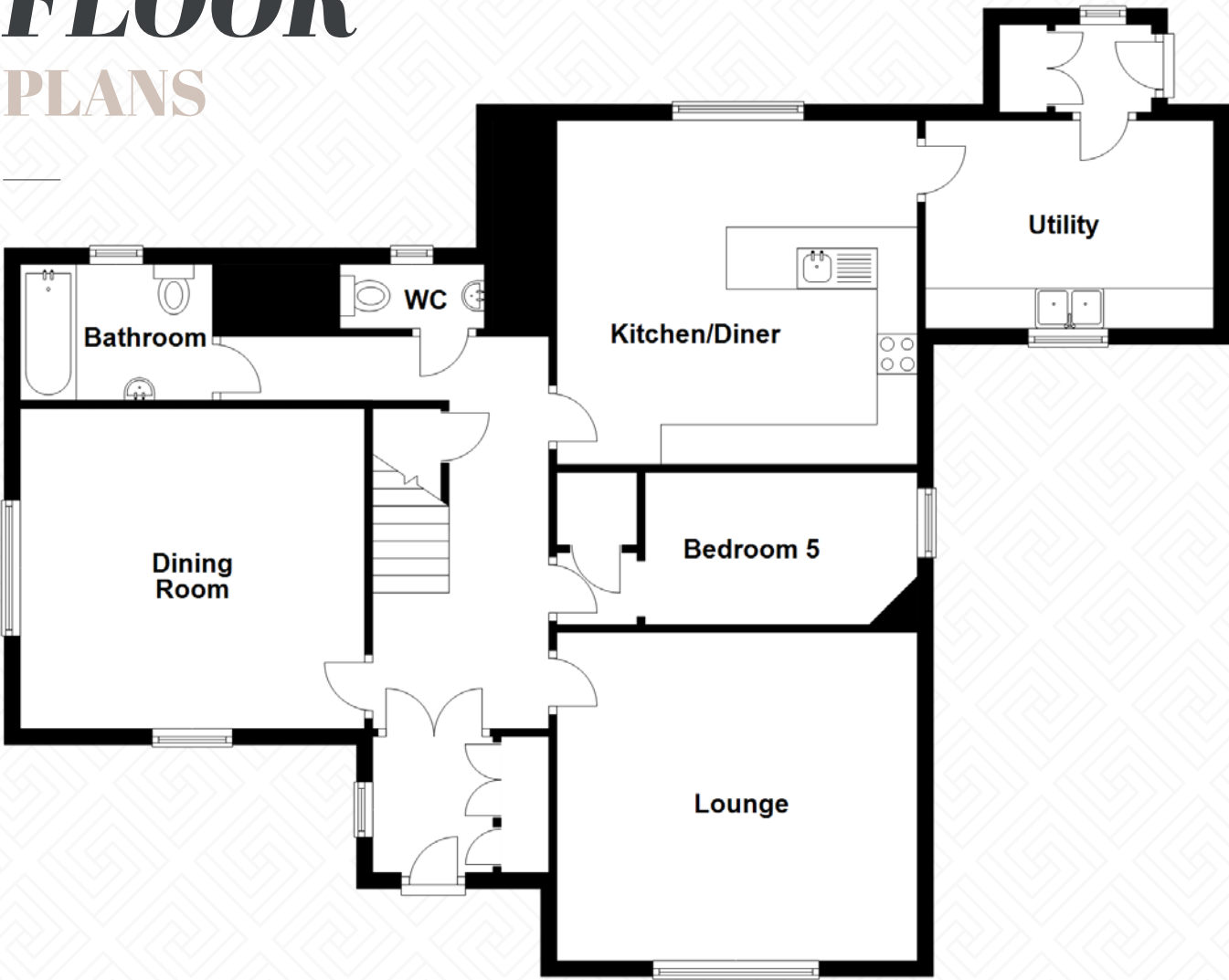
Bedroom 3



Bedroom 4



FLOOR PLANS



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	4.50m (14'9") x 4.10m (13'5")
Dining Room	4.30m (14'1") x 4.00m (13'1")
Kitchen/Diner	4.50m (14'9") x 4.30m (14'1")
Utility	3.60m (11'10") x 2.60m (8'6")
Bedroom 5	3.40m (11'2") x 1.90m (6'3")
Bathroom	2.40m (7'10") x 1.70m (5'7")
WC	1.80m (5'11") x 0.80m (2'7")

First Floor	
Bedroom 1	4.80m (15'9") x 4.30m (14'1")
En-suite	2.80m (9'2") x 1.30m (4'3")
Bedroom 2	4.50m (14'9") x 3.90m (12'10")
En-suite	2.60m (8'6") x 1.40m (4'7")
Bedroom 3	4.50m (14'9") x 3.20m (10'6")
Bedroom 4	3.40m (11'2") x 3.00m (9'10")

Gross internal floor area (m²): 182m² | EPC Rating: F

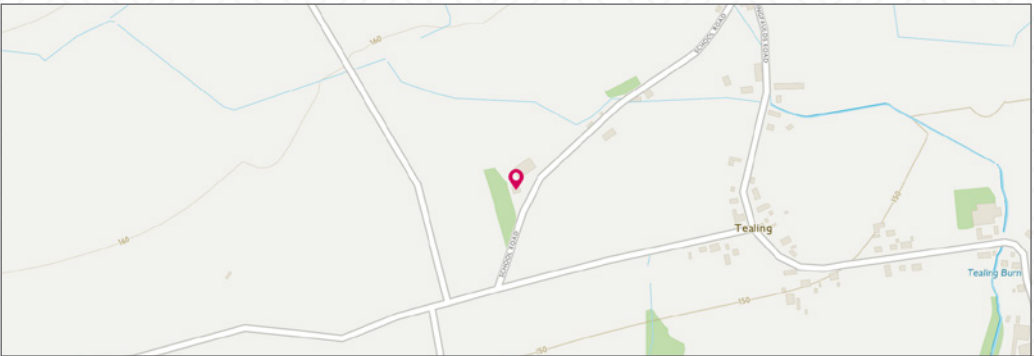


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