

Pitermo Cottages

LUNDIE, DUNDEE, DD2 5NU



Pitermo Cottage is a truly remarkable home, carefully designed to provide a harmonious blend of traditional charm and contemporary comfort



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to offer to the market this amazing home. Welcome to Pitermo Cottage, a substantial and meticulously crafted home that seamlessly combines the charm of two or possibly three cottages to create a traditional long cottage design. Set within a well-bounded plot, this remarkable property boasts captivating panoramic views of the serene countryside and rolling hills beyond. Nestled in a sought-after rural location, this home offers an exceptional living experience with a host of quality features, including stunning vistas.

The moment you approach Pitermo Cottage, the feature wooden doorways, reminiscent of traditional cottage architecture, invite you inside and add to the allure of this superb and comfortable family home. Step through the entrance and discover a single-level layout that exudes brightness and contemporary elegance.

THE UTILITY & WC



The journey begins in a spacious utility/ boot room, providing convenient access to the guest cloakroom and ample storage facilities. From here, the country-style kitchen awaits, offering a delightful space with room for a breakfasting table.

THE KITCHEN



THE LOUNGE



The lounge, an epitome of refined proportions and style, captures the beauty of the surrounding countryside through its three windows that frame the picturesque vista. The room is further enhanced by a log-burning stove, serving as a focal point in this generously sized public area. Adjacent to the lounge, an office awaits, providing a peaceful retreat and offering direct access to the gardens through a convenient back door.



THE OFFICE



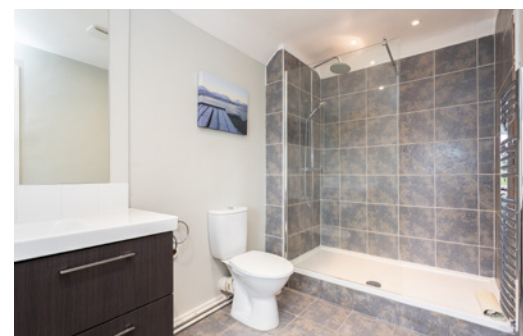
THE BATHROOM



The family bathroom presents a generously proportioned space, complete with a large bathtub and a separate shower cubicle, along with a toilet and a wash hand basin.

The master bedroom suite is a haven of comfort, featuring a spacious en-suite shower room with a shower cubicle, toilet, and a vanity unit with a wash hand basin. Bedroom two offers additional flexibility and functionality. Completing the accommodation, bedroom three, situated between the kitchen and lounge, ensures privacy and tranquillity for all occupants.

BEDROOM 1



BEDROOM 2



BEDROOM 3



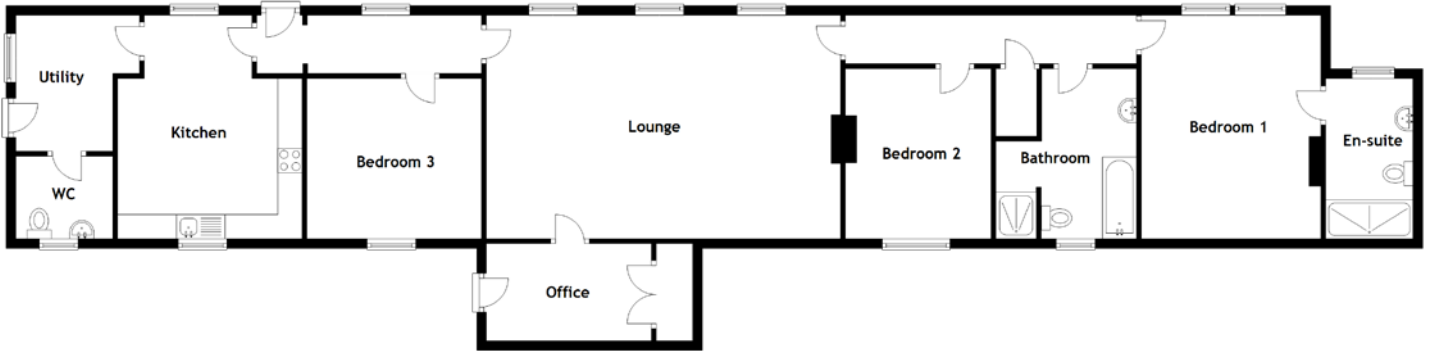
Externally, Pitermo Cottage is accompanied by a gravel driveway, seamlessly blending into the surrounding landscape. The well-manicured gardens, which include an apple tree to the rear and gorgeous rose bushes to the front, create a tranquil atmosphere. The delightful patio area beckons you to unwind and soak up the breathtaking views that stretch before you.

In summary, Pitermo Cottage is a truly remarkable home, carefully designed to provide a harmonious blend of traditional charm and contemporary comfort. From its stunning views to its thoughtfully appointed interiors, this property embodies a truly exceptional living experience. Don't miss your opportunity to make this remarkable property your own. Contact us today to arrange a viewing and immerse yourself in the allure of Pitermo Cottage.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

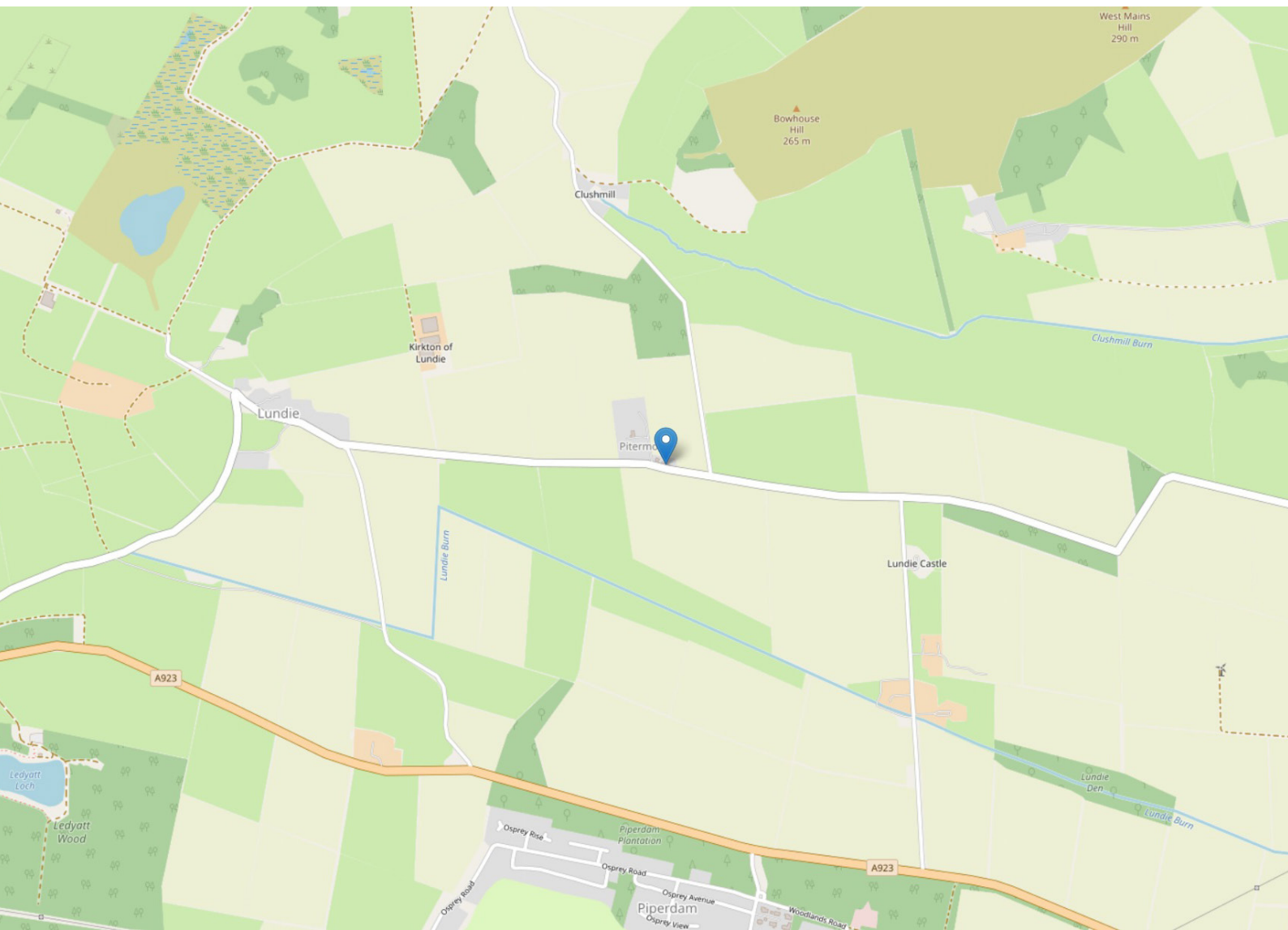


Approximate Dimensions
(Taken from the widest point)

Lounge	7.30m (23'11") x 4.60m (15'1")
Office	3.40m (11'2") x 2.00m (6'7")
Kitchen	4.60m (15'1") x 3.80m (12'6")
Utility	2.80m (9'2") x 2.55m (8'4")
WC	2.00m (6'7") x 1.70m (5'7")

Bathroom	3.30m (10'10") x 2.90m (9'6")
Bedroom 1	4.60m (15'1") x 3.70m (12'2")
En-suite	3.30m (10'10") x 1.80m (5'11")
Bedroom 2	3.50m (11'6") x 3.00m (9'10")
Bedroom 3	3.60m (11'10") x 3.30m (10'10")

Gross internal floor area (m²): 162m²
EPC Rating: F



THE LOCATION

Situated in a picturesque and tranquil rural location, Pitermo Cottage offers a serene lifestyle while maintaining excellent accessibility. Located just 7.5 miles north of Dundee, this property benefits from the city's wide array of amenities, including a diverse range of high-street shops, professional services, and leisure facilities. Dundee's waterfront is undergoing a remarkable transformation, featuring notable attractions such as the V&A museum and the historic RRS Discovery, Captain Scott's iconic ship.





For convenient shopping options, the Kingsway Retail Park, home to a Tesco Extra superstore, and the Camperdown Retail Park, offering a Cineworld cinema and an Ice Arena, are approximately 5 miles away in Dundee. Ninewells Hospital & Medical School is also conveniently located less than 7 miles from the property, providing excellent healthcare facilities.

Families seeking renowned educational institutions will find nearby options such as the prestigious High School of Dundee and St Leonards in St Andrews, with further independent schools available in Perthshire and Edinburgh. Birkhill offers a primary school, while secondary schools can be found in both Dundee and Monifieth.

Pitermo Cottage benefits from its strategic location, ensuring convenient transportation options. The property enjoys easy access to the motorway network, with the A90 connecting to Aberdeen in the north and Perth in the west, where it links with the A9 leading to Inverness. The M90 provides a route to Edinburgh in the south, while the M9/M80 connect to Stirling and Glasgow. Additionally, the A92 leads over the iconic Tay Bridge into Fife. Dundee offers a comprehensive train service, and the Scotrail sleeper service connects Aberdeen to London

Euston with a stop in Dundee. Local bus services further enhance the accessibility of Lundie.

Nature enthusiasts and outdoor enthusiasts will find Lundie to be a haven for various outdoor pursuits. The nearby Sidlaw Hills offer scenic walking opportunities, while the Grampian and Cairngorm Mountains to the north provide more adventurous hiking experiences. Winter sports enthusiasts can enjoy the ski slopes at Glenshee, approximately 35 miles to the north. Golf enthusiasts will be delighted by the numerous golf courses within easy reach, including the championship courses of Carnoustie and St Andrews. For local play, the 18-hole course at Piperdam is a mere 2 miles away. Sailing can be enjoyed on the Tay Estuary and the coast, while shooting and stalking opportunities abound in the local area. Additionally, salmon fishing is available on the Rivers Tay, North Esk, and South Esk.

In summary, Pitermo Cottage offers the perfect balance of rural tranquillity and convenient accessibility. With its picturesque location, proximity to Dundee's amenities, excellent transport links, and a plethora of outdoor pursuits, this property presents an exceptional opportunity to enjoy a fulfilling lifestyle surrounded by natural beauty and modern conveniences.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01382 721 212
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.