

# Sweetburn

GAGIE, DUNTRUNE, DUNDEE, DD4 0PR



*Stunning, country property of distinction with elegant proportions,  
cleverly designed extension maximises the impact of the views*



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Part exchange is available for this exciting bungalow with panoramic views over open countryside and farmland. Set within a farming scene, the sense of open space is incredible as you approach this detached property via a gated entrance and into a drive with a double garage and ample turning space.

# THE KITCHEN



The internal accommodation is at once impressive and elegant and very well maintained. The kitchen includes a breakfast bar and, whilst perfectly serviceable, might benefit from an upgrade.

There is a utility room located by the back door, ideal for dropping the boots and coats. The formal dining room is currently utilised as a snug and there is also a home office.



# THE UTILITY & OFFICE





# THE DINING ROOM





# THE LOUNGE



The spacious lounge has plenty of room for the dining table and a fireplace adds a focal point.

Glazed doors from here open to the garden room, an impressive wall of glass brings the countryside into the house with bi-fold doors. Another log burning stove is a feature of this amazing, light-filled space.



# THE GARDEN ROOM







There are three bedrooms, one with en-suite shower room and a separate four-piece bathroom.

Viewing is a must.

## BEDROOM 1





# BEDROOM 2





# BEDROOM 3 & EN-SUITE





# THE BATHROOM





The gardens are a delight and you will not be disappointed. The views are outstanding and this home is a definite to view if you are looking for a country escape yet still giving you access to the City.

# THE GARDENS









# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 200m<sup>2</sup> | EPC Rating: D





# THE LOCATION

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 lies 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. Duntrune sits to the North of Dundee along with several other Angus villages or communities. The area, dissected by the Fithie Burn, enjoys a reputation for top quality farmland and agriculture has long played an integral role in the economy of the district. Naturally, residents look to Dundee for the full range of big city amenities.



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Part  
Exchange  
Available



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