

Sweetburn

GAGIE, DUNTRUNE, DUNDEE, DD4 OPR



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



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



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



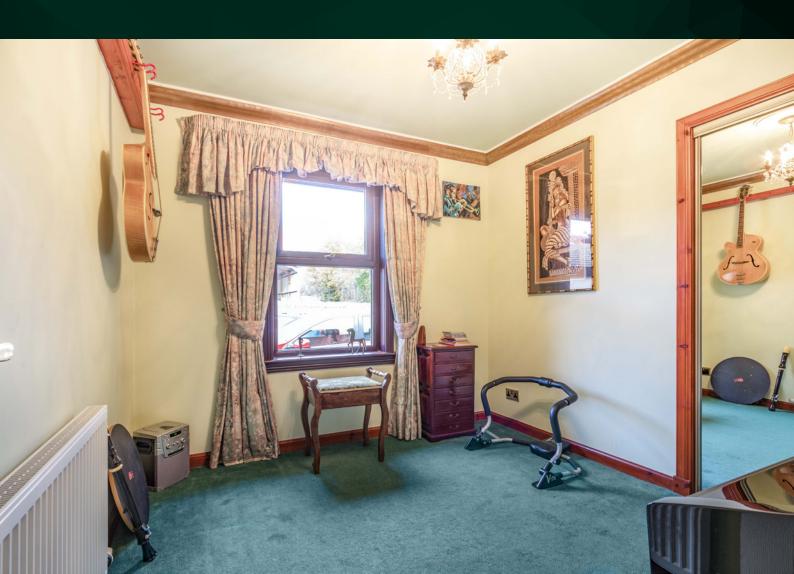




There are three bedrooms, one with en-suite shower room and a separate four-piece bathroom.

Viewing is a must.

BEDROOM 1



BEDROOM 2



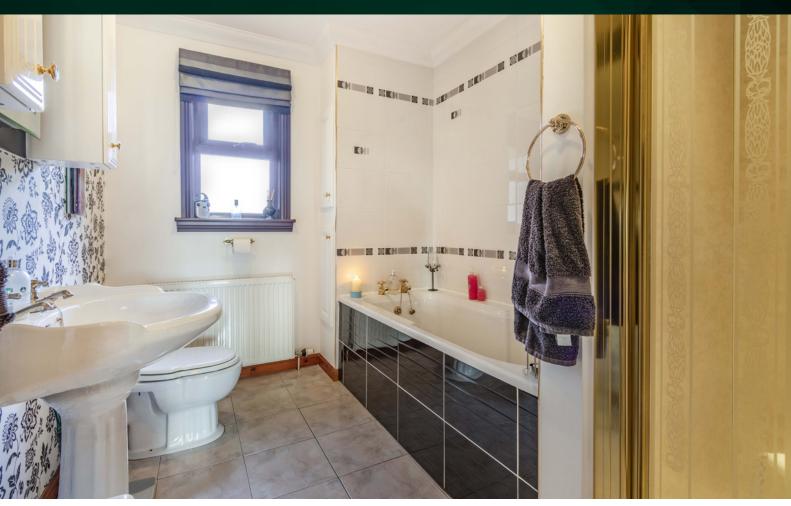


BEDROOM 3 & EN-SUITE





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















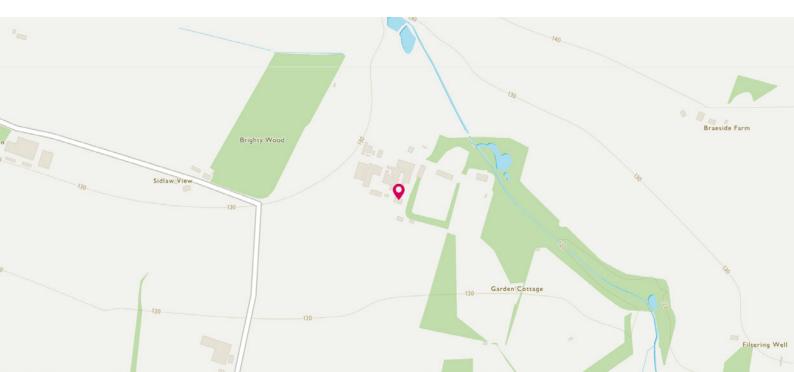


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 200m² | 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.









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







Text and description

JAYNE SMITH

Corporate Account Manager



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.