



**HILLVIEW**

TODHILLS, TEALING, DUNDEE, DD4 0QA

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents





## THE LOCATION

Tealing is a small hamlet on the outskirts of Dundee with easy access to Dundee and Aberdeen. 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.

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. Dundee airport offers commuting opportunities and of course, the rail station provides national links.









## HILLVIEW

We are delighted to offer onto the open market this substantial and tastefully finished off family home. The house sits in a generous plot with ample parking to the front and side with space for a detached garage (planning has just run out). The remainder of the garden is laid to lawn with enclosed by fencing with far fetching views of the countryside.







## HILLVIEW

The property has recently had a new bespoke kitchen fitted within the last 12 months and a new beautifully finished off bathroom with curved bath and tastefully finished off. There are 4 bedrooms throughout the property two with en-suite bathrooms and 2 upstairs that share a jack and jill three-piece shower room. The master bedroom has an exceptionally spacious dressing room to compliment it. The other 3 bedrooms all have walk-in wardrobes.





# KITCHEN/DINER







## HILLVIEW



Downstairs is the hallway with access to the large living room with patio doors and views of the rear garden. There is a wood burner with the TV mounted on the wall. The recently fitted kitchen/dining room runs the depth of the property with a dual aspect and doors to the rear garden. There are modern fitted appliances and bespoke worktops. The utility room is accessed from here with door to the garden area. The family bathroom has also been refitted recently and tastefully finished off throughout. Completing the ground floor accommodation is the games room/gym.



# THE BATHROOM







## BEDROOMS & EN-SUITES





## HILLVIEW



Upstairs are two bedrooms with jack and jill ensuite three-piece shower room. The study or 5th bedroom is accessed from the landing and of course, no house is complete without a cinema room with ample space. The property is 302 sqm in size and is over two floors with an abundance of storage throughout and windows giving exceptional views of the surrounding countryside.





## HILLVIEW

The property enjoys an alarm system with CCTV. The heating is via an air-source heat pump and the solar panels cover the electricity and returns nearly £1000 a year. There is a walkthrough for the property and drone video footage to enjoy. An internal inspection is highly recommended.



Approximate Dimensions  
(Taken from the widest point)

<b>Ground Floor</b>	
Kitchen/Diner	9.10m (29'10") x 3.80m (12'6")
Lounge	6.10m (20') x 4.90m (16'1")
Utility	6.20m (20'4") x 2.20m (7'3")
Master Bedroom	4.50m (14'9") x 4.40m (14'5")
Dressing Room	3.80m (12'6") x 2.30m (7'7")
En-suite	3.00m (9'10") x 1.80m (5'11")
Bathroom	3.10m (10'2") x 2.60m (8'6")
Games Room	6.30m (20'8") x 3.50m (11'6")
Bedroom 2	4.20m (13'9") x 3.60m (11'10")
Dressing Area	1.90m (6'3") x 1.60m (5'3")
En-suite	1.90m (6'3") x 1.80m (5'11")

<b>First Floor</b>	
Cinema Room	6.80m (22'4") x 5.00m (16'5")
Bedroom 3	4.50m (14'9") x 3.60m (11'10")
Dressing Area	2.70m (8'10") x 1.50m (4'11")
Jack and Jill En-suite	3.06m (10') x 1.80m (5'11")
Bedroom 4	3.60m (11'10") x 3.60m (11'10")
Dressing Area	2.30m (7'7") x 0.98m (3'3")
Office	2.90m (9'6") x 2.90m (9'6")

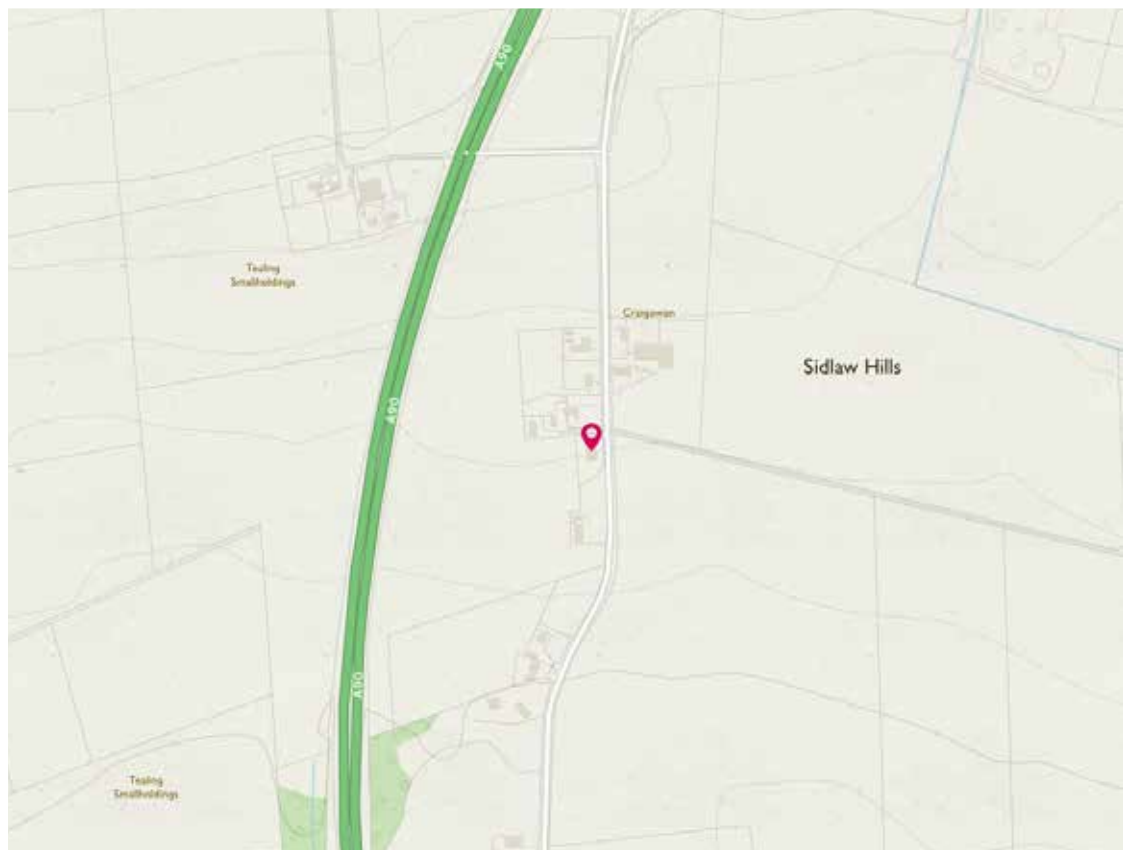
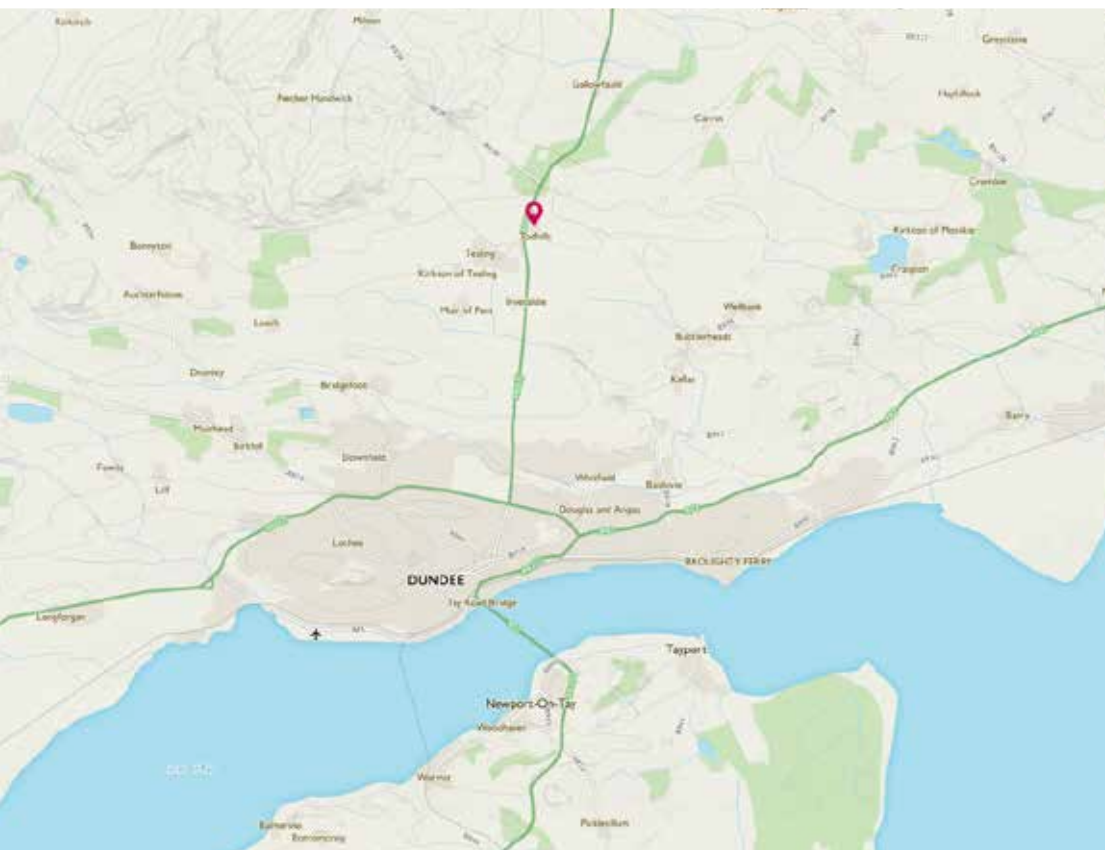
Gross internal floor area (m<sup>2</sup>): 302m<sup>2</sup>

EPC Rating: B

**Extras (Included in the sale):** The hot tub, projector and screen in the cinema room, shed, carpets, blinds, light fittings and floor coverings are included in the sale. Non fitted appliances, ride on mower, large landing mirror and certain other items can be bought and agreed by separate negotiation.







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