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Tay-Mar

FLOCKLONES, INVERGOWRIE, DUNDEE, ANGUS, DD2 5LE

We are delighted to offer onto the open market this substantial family home positioned in an exclusive development of only 10 properties. The property benefits from generously proportioned rooms, double glazing, oil fired central heating system, modern open plan kitchen/family room, all bedrooms with access to bath/shower rooms, oak veneer skirtings and surrounds, security alarm system, spectacular, well-stocked gardens and substantial double garage with remote control access. Included in the sale will be all quality fitted carpets and floor coverings, light fittings, window blinds, all integrated kitchen appliances, amplified sound system and fire surrounds housing electric fires. Early viewing is essential to fully appreciate the serenity of the surrounding environment and the quality finishes and elegance of this spectacular family home.

From canopied entrance through the substantial external door with Charles Rennie Mackintosh inspired glazed panels. Ornate ceiling cornice. 3 arm centre light fitting. Storage cupboard housing distribution board and meter. Ceramic tiled flooring. Radiator. French doors leading to the internal hallway.

With ornate ceiling cornice and sound system speaker. 2 modern light fittings. Storage cupboard with power point and lighting. Fitted carpet. Radiator. Smoke detector. Access to kitchen, dining room, cloakroom and bedroom 5. Substantial feature staircase with Charles Rennie

Mackintosh inspired bannister leads to upper-level accommodation and dining room.

The dining room is a beautifully appointed room with windows to front and side. French doors lead to paved patio. Ornate ceiling cornice. Downlights and 3 arm centre light fitting. Ceiling inset sound system speaker. Fitted carpet. Radiator. Access to alcove snug area with ceiling cornice and sound system speaker, 2 wall-mounted uplights and radiator. French doors to lounge.

The lounge is a spacious, elegant room with windows to front and rear of the property. Ornate ceiling cornice with second cornice below. Chandelier style light fitting. Contemporary fire surround with concealed lighting housing electric solid fuel effect fire. Fitted carpet. 2 Radiators. Telephone and TV aerial points.

The kitchen is open plan to the family room. With windows to rear and side. Venetian blinds. Ceiling cornice and sound system speaker. Downlights. Well-equipped Selan kitchen with contemporary worktops. Inset 1 1/2 bowl stainless steel sink and drainer. Bespoke storage unit providing cupboards on both sides with overhead downlight panel. Laminate splashback. Integrated induction hob, recently replaced eye level electric oven, chimney style extractor fan, fridge, freezer and dishwasher. Ceramic tiled flooring. Radiator. Sound system amplifier and controls. Access to utility and family rooms.

The utility room has ceiling cornice. Spotlight fitting. Fitted with matching Selan base and wall mounted units with complementary worktops and inset stainless steel sink and drainer. Storage cupboard housing hot water tank. Ceramic tiled flooring. Radiator. Alarm system control panel. Extractor fan. Partially glazed door to side.

The family room is open plan, sunny, beautifully appointed room with 2 windows to side. Venetian blinds. 2 skylights and high-level windows providing exceptional natural light. 4 wall mounted up lighters. Fire surround with brass trims housing solid fuel effect electric fire. Fitted carpet. 3 radiators. Telephone and TV aerial points. 2 sets of French doors leading to rear patio and gardens.

Bedroom 5 has a front aspect. Ceiling cornice. 5 arm light fitting. Fitted double wardrobe with timber doors. Fitted carpet. Radiator. Telephone and TV aerial points. Door to the en-suite shower room. With 3-piece suite, incorporating, WC, wash hand basin and walk-in glazed shower enclosure, housing mains fed shower. Wet wall tiling in shower enclosure. Full ceramic wall tiling. Downlights. Wall mounted vanity mirror. Ceramic tiled flooring. Ladder style heated towel rail. Extractor fan.

The cloakroom is a contemporary 2-piece suite, incorporating WC and wash hand basin. Centre light fitting. Wall mounted vanity mirror. Ceramic tiled flooring. Radiator. Opaque window to front. Venetian blind.



LUXURIOUS, EXECUTIVE 2 STOREY, DETACHED VILLA

TAY-MAR, FLOCKLONES



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The upper landing is an extensive, well-lit area with ceiling cornice and ample space to accommodate computer desk and

home office equipment. Velux window to rear. Further window to rear. Ceiling cornice. Hatch to insulated roof void. Fitted carpet. Radiator. Telephone point. Doors to bedrooms and family bathroom and access to dressing area/games room/library/home cinema.

The master bedroom is a beautifully presented room with French doors to front and rear with Juliet balconies. Exquisite views over countryside and Carse of Gowrie. Ceiling cornice. 2 light fittings. Fitted carpet. 3 radiators. Telephone and TV aerial points. Door to the ensuite shower room. With 3-piece suite, incorporating, WC, wash hand basin and walk-in double shower enclosure, housing mains fed shower. Downlights. Partial wet wall tiling. Partial ceramic wall

tiling. Wall mounted mirror. Shaver point. Ladder style heated towel rail. Ceramic tiled flooring with inset LED lighting. Extractor fan. Velux window to rear.

The library/games room is a multi-functional room is currently used as part of the master suite but could be converted to a dressing room or used as a library, games room or even cinema room. With a window to the front with countryside views. Ceiling cornice. Fitted carpet. 2 radiators. Smoke detector. Telephone and TV aerial points.

Bedroom 2 has a Velux window to rear and a further window to side. Velux blind. 2 lantern style light fittings. Fitted wardrobe with double mirrored sliding doors. Fitted carpet. 2 radiators. Telephone and TV aerial points. Door to Jack and Jill shower room.

Bedroom 3 has a window to front again offering views over the countryside. 5 arm light fitting. Fitted

wardrobe with double mirrored doors. Fitted carpet. Radiator. Telephone and TV aerial points. Door to Jack and Jill shower room.

Jack and Jill bathroom with 3-piece suite, incorporating, WC, wash hand basin and glazed walk-in shower enclosure, housing mains fed shower. Downlights. Full ceramic wall tiling. Ladder style heated towel rail. Ceramic tiled flooring. Extractor fan. Opaque window to side. Venetian blind.

Bedroom 4 has a Velux window to the front once again with spectacular countryside views. Velux blinds. Ceiling cornice. Crystal effect light fitting. Fitted wardrobe with double mirrored doors. Fitted carpet. Radiator. Telephone and TV aerial points. Interleading door to the family bathroom.

The family bathroom enjoys a cream 4-piece suite, comprising WC, wash hand basin, corner bath and glazed corner shower enclosure with mains powered shower. Downlights. Full ceramic wall tiling. Ceramic tiled

flooring with inset LED lighting. Ladder style heated towel rail. Shaver point. Extractor fan. Opaque Velux window to front. Velux blind.

To the front of the property has a low-level ranch style fence with a stone chipped driveway, providing off street parking for 2 vehicles and leading to a double garage with remote controlled partially glazed up and over doors. The garage also has power points and lighting and a rear access door. The remainder of the front is laid to lawn with well-stocked borders and beds and has a paved path leading to the front door and rear garden.

The fully enclosed, rear garden boasts well-manicured lawns with herbaceous borders well stocked with mature plants and shrubs and a substantial patio area leading to the family and dining rooms. Also located in the rear garden is a serene, stone chipped area following a Japanese theme with focal point featuring an ornate timber bridge and Japanese acer.



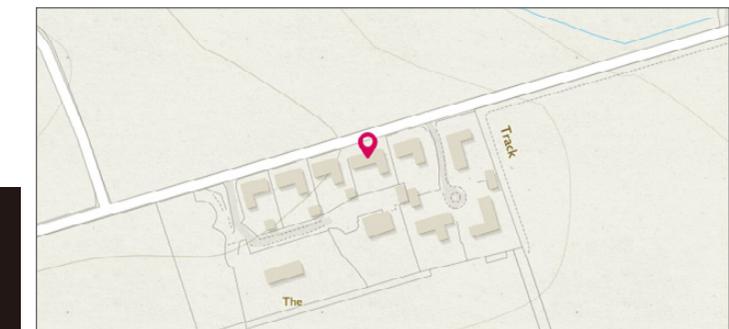


Approximate Dimensions (Taken from the widest point)

| Ground Floor | |
|------------------------|--------------------------------|
| Lounge | 7.50m (24'7") x 4.50m (14'9") |
| Dining Room | 5.00m (16'5") x 3.60m (11'10") |
| Office | 3.60m (11'10") x 1.70m (5'7") |
| Kitchen/Family Room | 9.00m (29'6") x 5.50m (18'1") |
| Utility | 2.50m (8'2") x 2.00m (6'7") |
| Bedroom 5 | 4.50m (14'9") x 3.30m (10'10") |
| En-suite | 2.30m (7'7") x 1.40m (4'7") |
| First Floor | |
| Library/Office | 7.50m (24'7") x 4.00m (13'2") |
| Bedroom 1 | 6.00m (19'8") x 5.70m (18'8") |
| En-suite | 2.50m (8'2") x 1.60m (5'3") |
| Bedroom 2 | 6.30m (20'8") x 4.33m (14'3") |
| Jack and Jill En-suite | 2.20m (7'3") x 2.00m (6'7") |
| Bedroom 3 | 4.60m (15'1") x 2.90m (9'6") |
| Bedroom 4 | 4.30m (14'1") x 2.90m (9'6") |
| En-suite Bathroom | 3.20m (10'6") x 2.90m (9'6") |
| Garage | 6.00m (19'8") x 5.80m (19') |

Gross internal floor area (m²): 321m² | EPC Rating: C

Extras (Included in the sale): Floor coverings, blinds, light fittings and fitted appliances.





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