

Westrip Cottage

STRATHMARTINE, DUNDEE, DD3 0PR



Simply stunning! This impressive semi-rural home will not fail to delight



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Westrip Cottage is a detached home of merit commanding an enviable location within a scattering of similar properties set just outside the community of Strathmartine. Sitting on a good size plot, the house offers spacious accommodation on one level.

THE LOUNGE/DINER



The lounge enjoys a stunning garden aspect. This spacious and comfortable family room has a Feature fireplace and log-burning stove that anchors the room and acts as a main focal point. The space is open plan to a degree with fabulous light-infused rooms and easy circulation from the dining room to kitchen to lounge.



THE KITCHEN & UTILITY



The dining kitchen is superbly appointed and offers plenty of space to allow family and friends to gather. Be prepared to be 'wowed'! The utility room provides the best place to drop the boots after a day in the garden, or out walking the dog.



The family bathroom is luxuriously spacious and set in a contemporary palette. A free-standing bath is accompanied by a walk-in shower cubicle and wall mounted wash hand basin. A second shower room has been given the same luxurious finish with a wall-mounted vanity basin and walk-in shower.

THE BATHROOM & SHOWER ROOM



The bedroom wing is kept separate from the living areas and offers three bedrooms.
Storage is plentiful in this comfortable home.

BEDROOM 1



BEDROOM 2



BEDROOM 3



Externally, a drive, capable of parking several vehicles lies to the front and to the side is the garage and workshop.

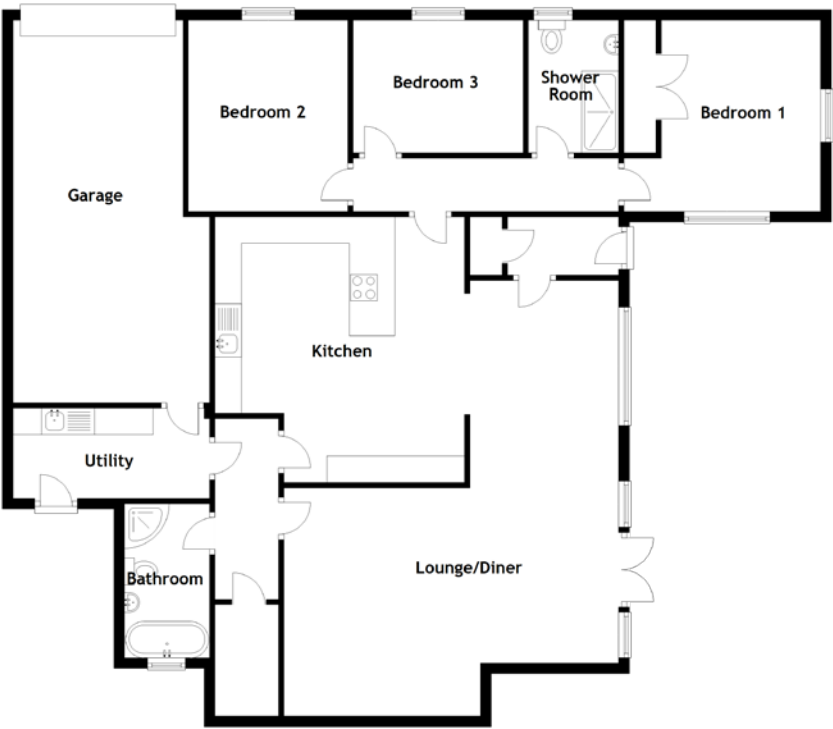
The gardens are bounded by a mix of fencing, stone walls, and mature hedging, and are landscaped to provide areas of interest with lawn and shrub borders, patio area and terraces. Open countryside views and walks are on hand. This is a “must-see” home.

THE GARDEN & VIEW





FLOOR PLAN, DIMENSIONS & MAP



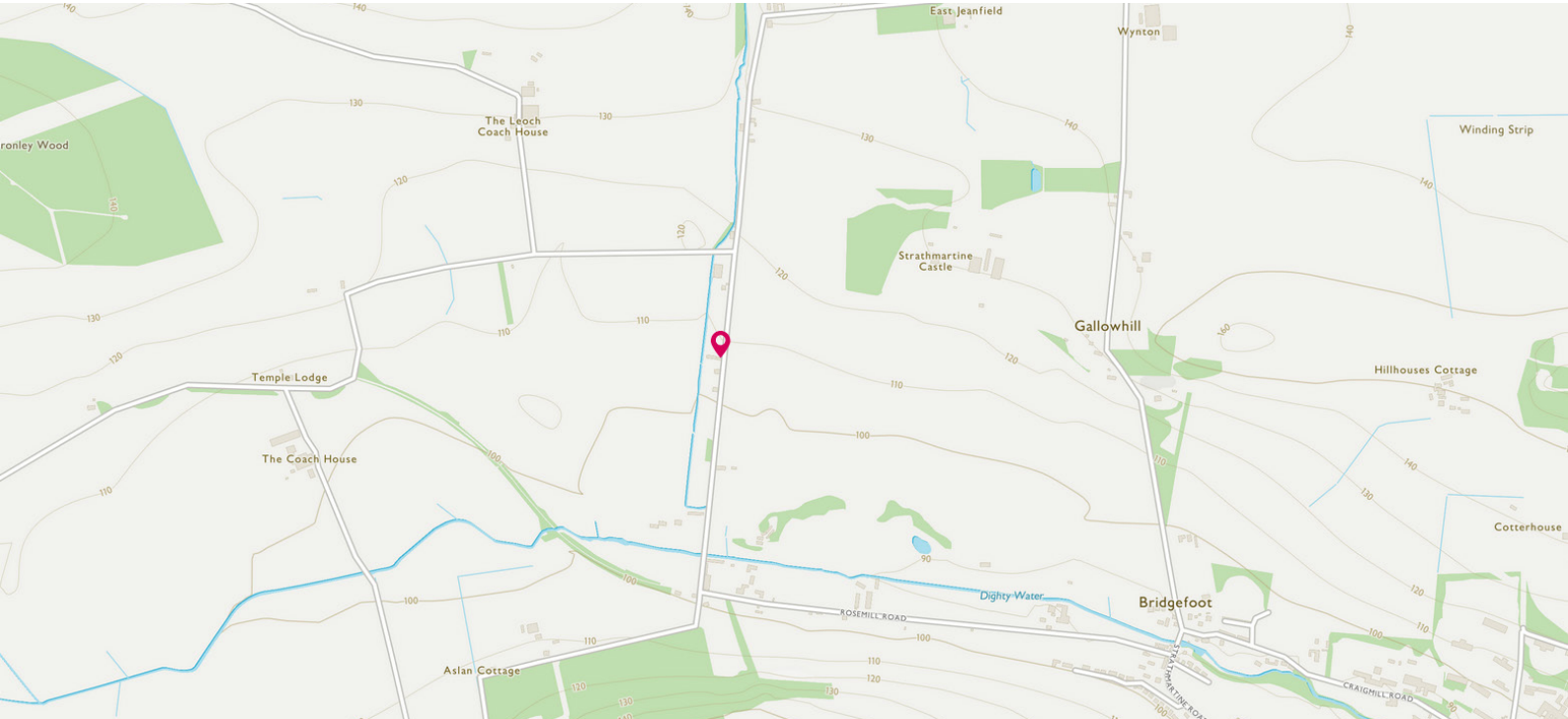
Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	7.20m (23'7") x 6.30m (20'8")
Kitchen	5.00m (16'5") x 4.70m (15'5")
Utility	3.50m (11'6") x 1.70m (5'7")
Bathroom	2.90m (9'6") x 1.60m (5'3")
Bedroom 1	3.70m (12'2") x 3.60m (11'10")

Bedroom 2	3.60m (11'10") x 3.00m (9'10")
Bedroom 3	3.20m (10'6") x 2.50m (8'2")
Shower Room	2.50m (8'2") x 1.70m (5'7")
Garage	7.20m (23'7") x 3.70m (12'2")

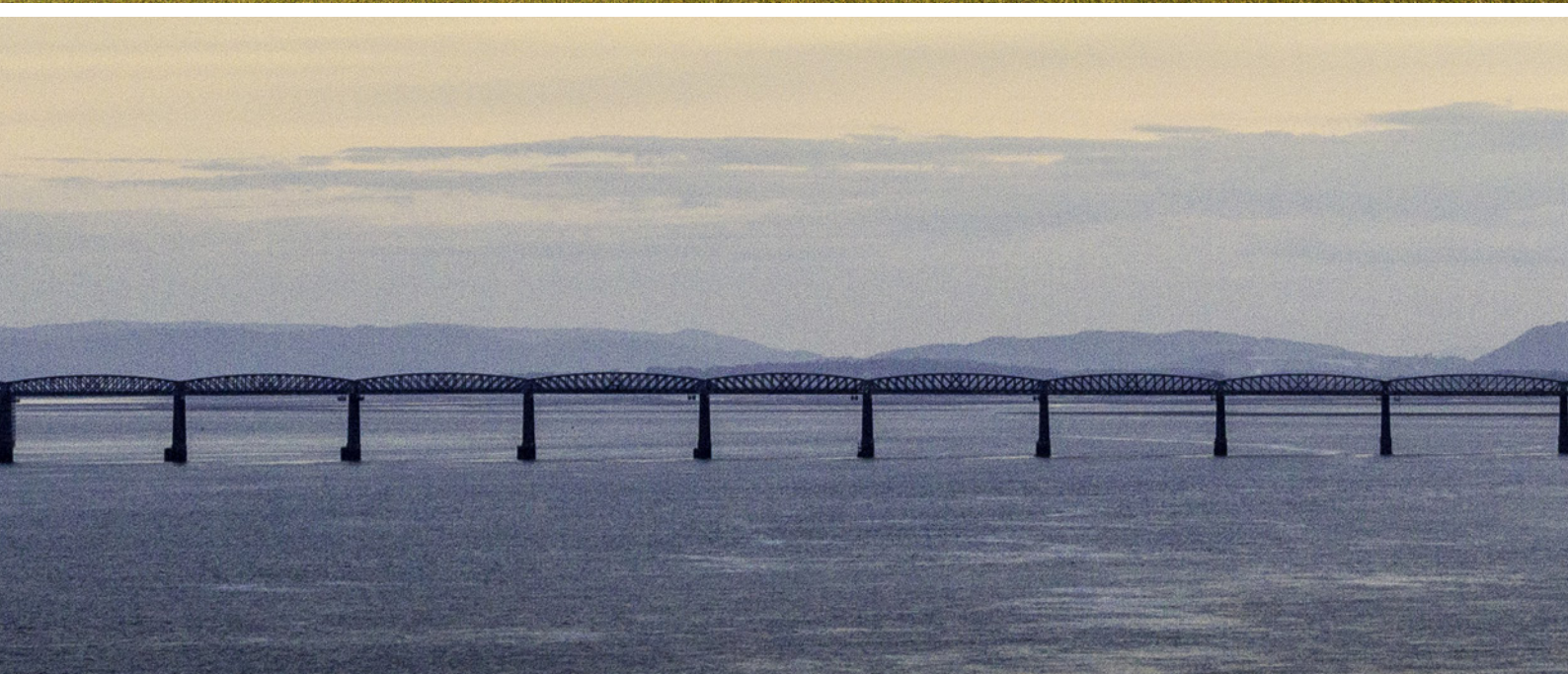
Gross internal floor area (m²): 116m²

EPC Rating: D



THE LOCATION

Strathmartine is a sought-after semi-rural location in Angus some 5.6 miles northwest of Dundee. It lies with a backdrop of the southern edge of the Sidlaw Hills.





Plenty of opportunity exists for outdoor pursuits and country sporting events, presenting a fine choice for the outdoor enthusiast with walking, cycling, riding, sailing and golf all readily available. Golfers in particular are especially well catered for with an unrivalled selection of highly-rated courses close at hand including the championship course at Carnoustie and The Old Course at St. Andrews. In addition, the courses at Downfield, Blairgowrie, Alyth and Piperdam are all within striking distance. It is a popular rural location due to its close proximity to Dundee with quick and easy access to Ninewells Hospital, Dundee and Abertay Universities and the Kingsway Technology Park.

The city of Dundee is an established centre of excellence in education and life sciences and has renowned cultural facilities. There is a mainline railway station, with services to the south and a regional airport. The A90 dual carriageway provides fast access to Perth and central Scotland, as well as to Aberdeen. The City offers a wide range of local schooling and the well-known Dundee High School is situated within the heart of the City centre with many other well-regarded fee-paying schools found in the nearby city of Perth.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
JAYNE SMITH
Corporate Account Manager



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GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
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