

Sidlaw View

TEALING, DUNDEE, DD4 0PT



This upgraded three-bedroom home in peaceful Tealing offers generous space, fresh décor, with a drive and garage, set against a backdrop of open countryside



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McEwan Fraser Legal is delighted to present this three-bedroom house in Tealing. This semi-detached home sits in a quiet corner of Tealing and offers generous space, thoughtful upgrades, and open views that bring the countryside right to the back door. Recently refurbished throughout, it provides a clean, modern setting that is ready for day-to-day living without the need for immediate work.

THE KITCHEN/DINER



The entrance hallway sets the tone with a bright, streamlined finish and practical storage. The kitchen has been renewed with contemporary cabinetry and generous workspace, creating a well-planned area for cooking and organising daily life.

THE LOUNGE



The lounge is a warm, comfortable space centred around a wood-burning stove, and the glazed doors draw in natural light while connecting the room directly with the large rear garden and its wide rural outlook. The guest cloakroom is stylish and well-positioned. The hall area is a perfect spot for an armchair and a book to create a wonderful reading nook.





Upstairs, the family bathroom has been redesigned with a freestanding bath and a separate shower, giving a calm, well-appointed space for busy mornings or quiet evenings. The main bedroom enjoys views across open fields and includes fitted wardrobes, while the further two bedrooms are both double-sized with additional storage and the same open aspect.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



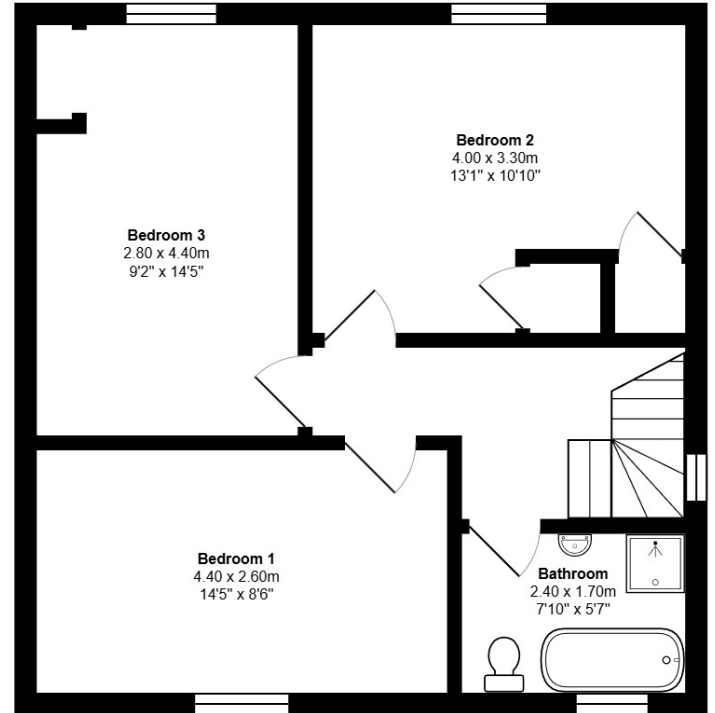
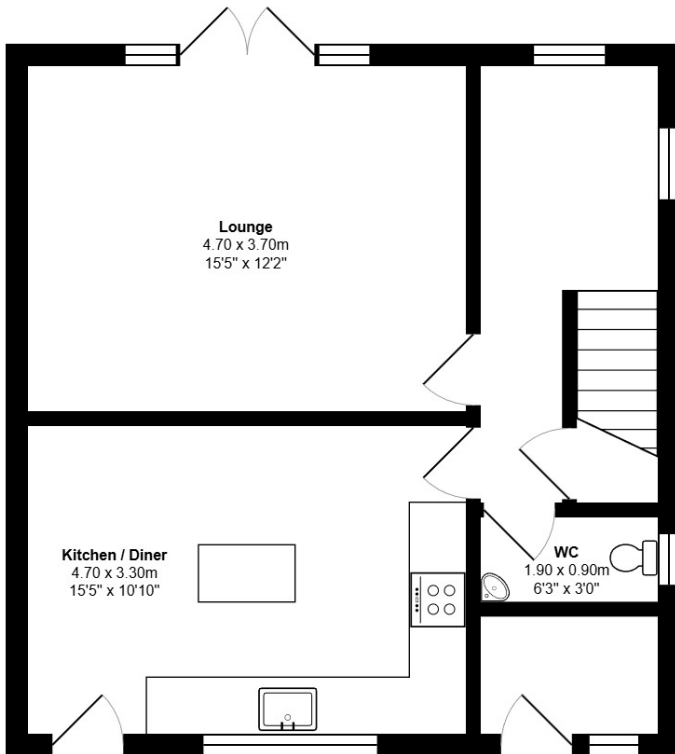
The outside space is a key feature. A wide monoblock drive, secured by a rolling gate, provides significant parking capacity and access to a powered garage. The sunroom, also powered, offers a flexible area that can serve as a hobby room, workspace, or simply an extra place to unwind. The substantial rear garden captures the sun for most of the day and includes a decked section suited to outdoor dining or play. An outdoor tap adds useful practicality.

With upgraded heating and a private septic system, the property combines comfort with considered, long-term features. Homes of this size and setting in Tealing seldom remain available for long. This one brings modern finishes, generous outdoor space, and uninterrupted views together in a way that will appeal to buyers looking for a well-designed home in a peaceful rural environment.

EXTERNALS & VIEW

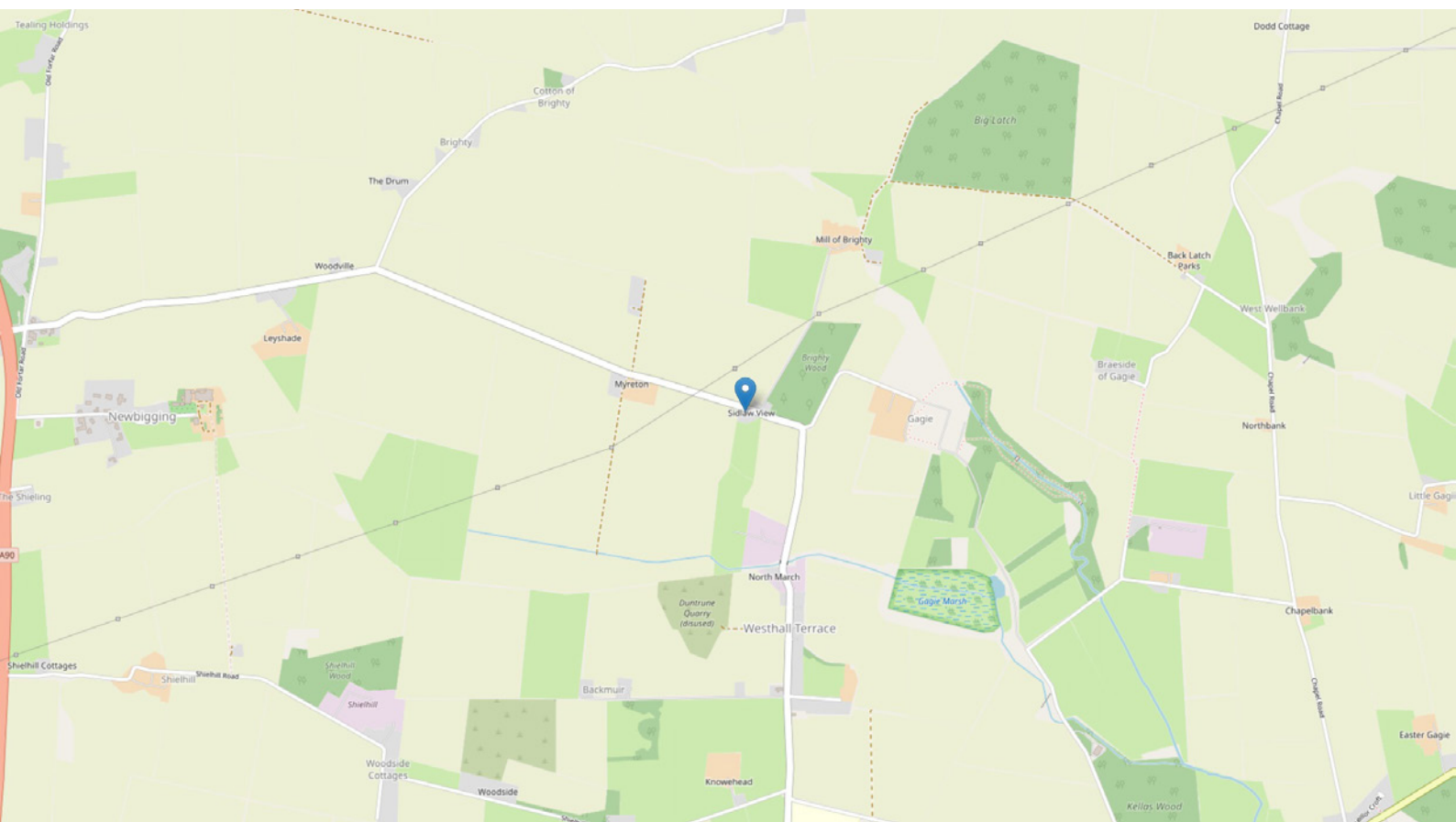


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 96m² | EPC Rating: E



THE LOCATION

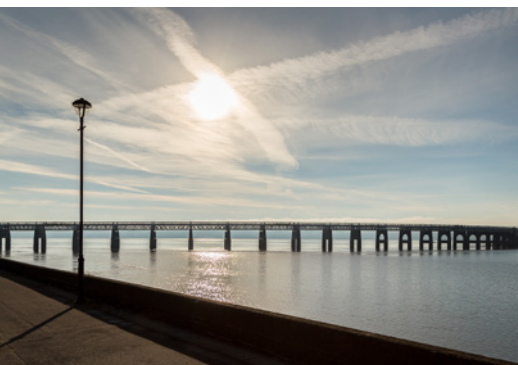
Tealing is a small and well-connected village positioned just north of Dundee, offering a peaceful rural setting with excellent access to city amenities. The area is ideal for those seeking a quieter lifestyle while remaining within easy reach of major road networks, including the A90, which provides swift routes to Dundee, Aberdeen, Perth, and beyond. Regular transport links and nearby park-and-ride options make commuting straightforward for professionals and families alike.





Local services can be found in the surrounding villages and within a minute's drive in Dundee, where you will find comprehensive shopping, supermarkets, healthcare facilities, leisure centres, cinemas, and cultural attractions. Tealing benefits from a friendly community atmosphere, with walking routes, cycle paths, and open countryside on the doorstep, perfect for outdoor enthusiasts. Schooling is well served, with access to reputable primary and secondary options in the wider Angus and Dundee areas, along with nearby nurseries for early years provision. Dundee's universities and colleges also offer excellent opportunities for further and higher education.

The combination of rural charm, strong transport connections, and proximity to major amenities ensures Tealing remains a highly desirable location for families, professionals, and anyone seeking space, calm, and convenience in equal measure.



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