

Simple Approach



12 Braeside, Dundee
DD3 0QQ

Offers over £825,000

Beautifully finished, breath-taking scenery and stunning attention to detail, just a few words that encapsulate the feel of this outstanding, luxury, detached home at Braeside, Auchterhouse. This property offers incredibly versatile accommodation set across three generous floors along with sprawling landscaped garden grounds. A sizeable family home, the property offers generous accommodation set across three floors spanning across approximately 440 square meters. This beautiful location continues to thrive with its range of excellent local amenities nearby along with Dundee City Centre just a short distance away.

Comprising across the ground floor; a welcoming entrance vestibule, a broad hallway, two generous bedrooms, chic bathroom, a sitting room / home office and an internal double garage. Ascending to the first floor the property enjoys an impressive lounge with feature turret, a sunroom, formal dining room, contemporary kitchen / dining area, utility room, WC and two further guest bedrooms both with ensuite facilities. The upper-level accommodation is the master floor of the property which features a very generous bedroom with a stunning ensuite bathroom and dressing room. This floor further enjoys a master living room. Practical attributes include full double glazing and LPG heating system.

Externally the property is set on a substantial plot of land with stunning landscape gardens with incredible panoramic views towards the Sidlaw Hills. The property further enjoys a wrap around balcony on both the first and second floor with entrances to the house through the master bedroom and the main lounge. This property has so much to offer and is the ideal purchase for any growing family or buyer looking for a great amount of living space, seeking modern and peaceful living in a fantastic, highly sought-after area. Viewing is absolutely essential to appreciate the overall size, excellent finishes and truly beautiful home on offer at this exceptional property.

Downstairs Office
13'6" x 21'1" (4.14 x 6.44)

Downstairs Bathroom
7'10" x 15'1" (2.41 x 4.60)

Ground Floor Guest Bedroom One
14'6" x 11'5" (4.44 x 3.49)

Ground Floor Bedroom Two (Turret Room)
11'8" x 14'6" (3.58 x 4.42)

Dining Room
13'8" x 16'2" (4.18 x 4.94)

Kitchen / Diner
20'3" x 20'10" (6.19 x 6.36)

Utility Room
7'10" x 8'5" (2.39 x 2.58)

Sun Room
14'5" x 13'6" (4.40 x 4.12)

First Floor Bedroom One
13'8" x 11'11" (4.19 x 3.65)

Ensuite
4'5" x 6'3" (1.36 x 1.92)

First Floor Bedroom Two
15'1" x 12'11" (4.62 x 3.96)

Ensuite
5'8" x 7'6" (1.75 x 2.31)

Master Bedroom Dressing Area
10'2" x 10'5" (3.10 x 3.19)

Master Bedroom
18'4" x 13'10" (5.60 x 4.22)

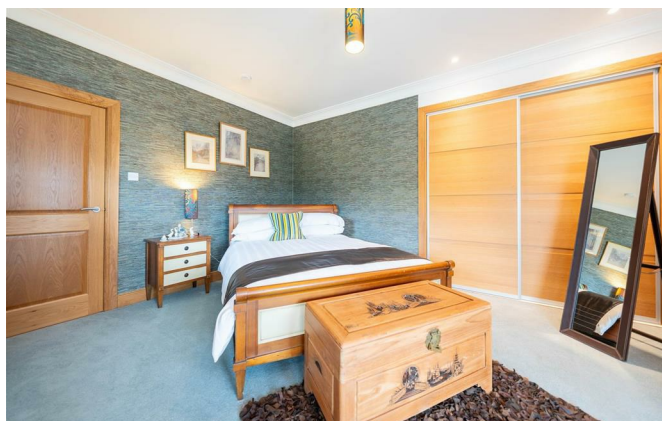
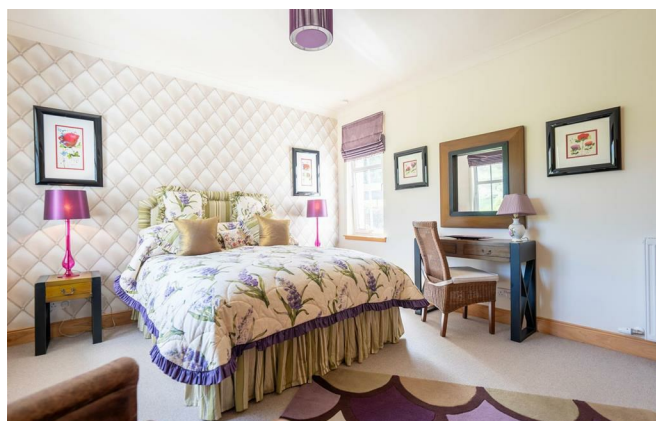
Master Ensuite
6'4" x 9'6" (1.94 x 2.92)

Master Living Room (Third Floor)
16'1" x 13'5" (4.91 x 4.10)

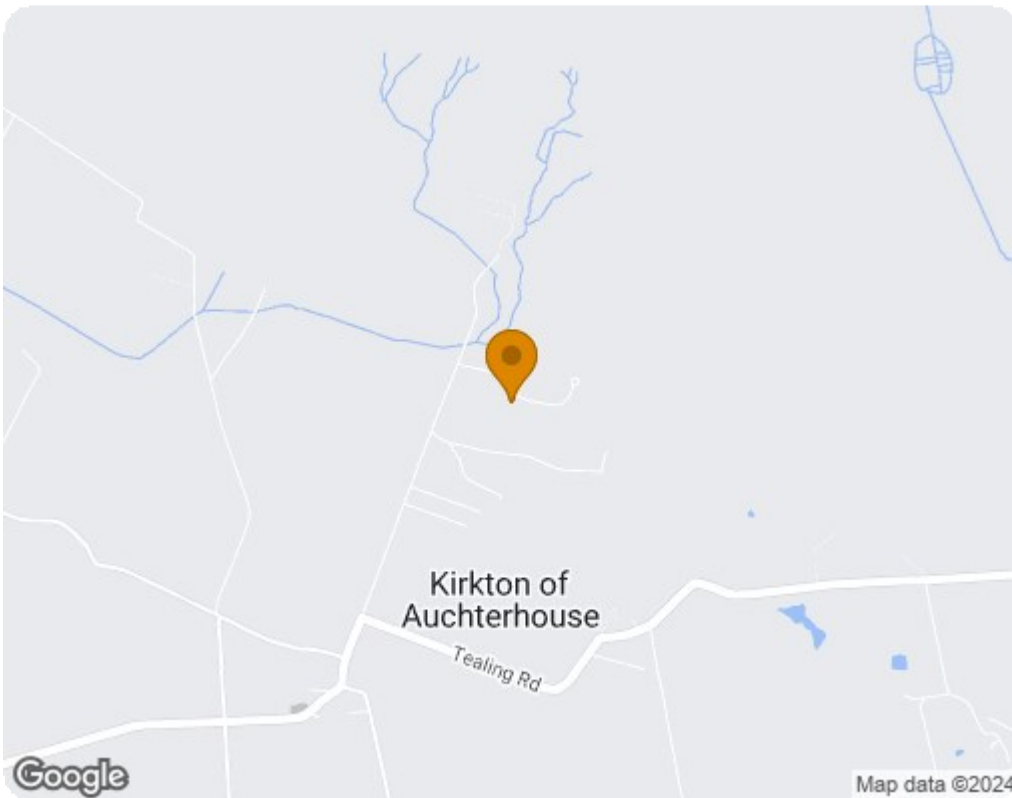
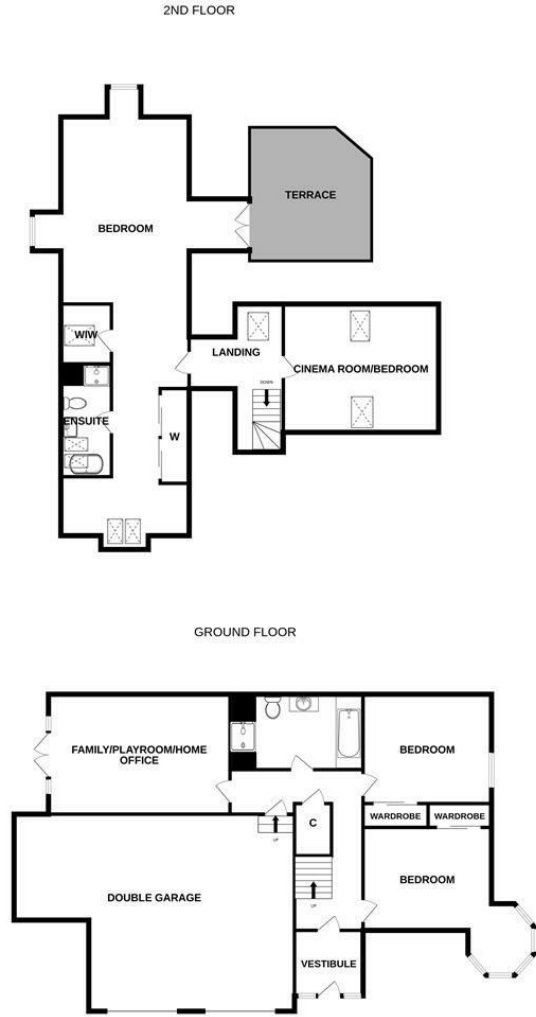
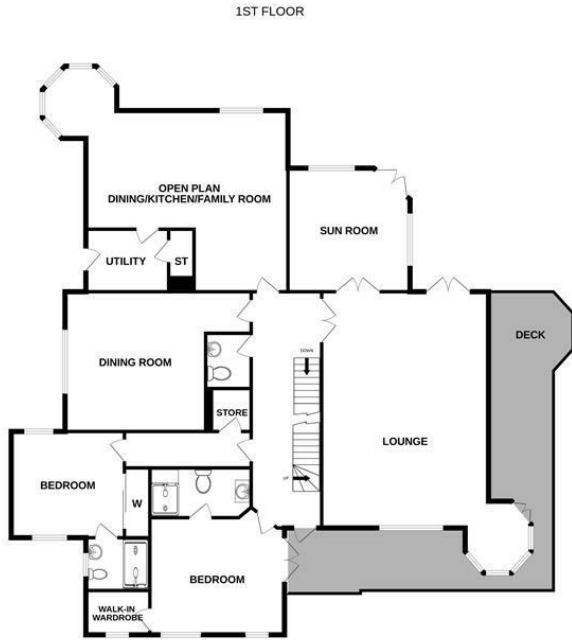




- Exceptional Detached House
- Contemporary Fitted Kitchen / Dining Area
- Panoramic Views Of Sidlaw Hills
- Large Double Garage
- Five Generous Bedrooms (Master Top Floor With Ensuite & Dressing Room)
- Beautifully Presented Throughout
- Highly Sought After Residential Location
- Formal Dining Room
- LPG Heating System & Full Double Glazing
- Sizeable Private Driveway



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC