

Simple Approach



Estate Agents



Downieken Cottage Newbigging, Dundee

DD5 3RL

Offers over £225,000

*** CLOSING DATE SET: MONDAY 28th 12 NOON***

Set in a completely private and peaceful location, this charming two-bedroom detached cottage is a hidden gem in the picturesque village of Newbigging, just a short drive from Dundee. Surrounded by open countryside, the property boasts uninterrupted panoramic views, making it a perfect retreat for those seeking rural living without sacrificing convenience. The cottage offers a bright and welcoming interior, the two well-proportioned bedrooms provide comfortable accommodation, ideal for couples, small families, or those looking to downsize. A spacious living area with countryside views creates a warm and homely atmosphere, with a feature wood burning stove. The kitchen is functional and charming, with scope for modernisation to suit your taste. Practical attributes include oil fired heating and double glazing.

Outside, the property truly shines. A large detached garage/workshop offers versatile space for storage, hobbies, or even conversion. The grounds provide ample opportunity for gardening, outdoor dining, or simply enjoying the peace and quiet of this beautiful rural setting. With no immediate neighbours, the home offers exceptional privacy while still being within easy reach of Dundee's amenities, schools, transport links, and coastal attractions.

Viewing is essential to appreciate all that is on offer here at Downieken Cottage, Newbigging.

If you go via Pitairlie Garage in Newbigging, there is a small track road to the right of the garage – follow this road all the way down, you will pass a couple of attached cottages on the left, keep going down the track and the next house on the right is Downieken Cottage.

Upstairs Garage / Study Space

13'6" x 14'7" (4.14 x 4.47)

Garage / Workshop

14'5" x 31'10" (4.41 x 9.72)

Lounge

16'9" x 12'11" (5.11 x 3.95)

Kitchen

10'10" x 8'11" (3.31 x 2.72)

Bathroom

5'0" x 7'7" (1.53 x 2.33)

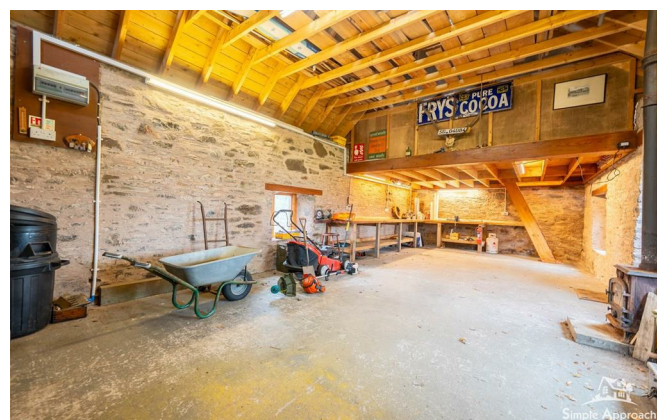
Bedroom One

15'7" x 10'3" (4.77 x 3.13)

Bedroom Two

10'8" x 9'2" (3.27 x 2.81)





GROUND FLOOR
64.0 sq.m. approx.



TOTAL FLOOR AREA : 64.0 sq.m. approx.
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
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	31	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	