



HARMONY HOMES
ESTATE AGENCY



East Meadows , Dundee, DD2 5HH

Offers over £795,000



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Offers over £795,000

East Meadows

Dundee, DD2 5HH

Discreetly positioned within the sought-after village of Longforan, just a short drive from Dundee, this outstanding detached residence offers an exceptional level of privacy, luxury and space. Built in 2012, the property extends to approximately 4,672 square feet of beautifully designed accommodation, set within around 2.5 acres of landscaped grounds.

The home opens into an impressive reception area, leading to a magnificent lounge where full-height patio doors frame the gardens and create a seamless connection between indoor and outdoor living. Designed for modern family life, the accommodation comprises six generously proportioned bedrooms, five benefiting from elegant en-suite facilities, along with a refined family bathroom.

The upper level offers a superb, self-contained style suite including a large bedroom, private sitting room and bathroom, providing an ideal space for older children, extended family or guests while remaining fully integrated within the main home.

At the heart of the property sits a beautifully appointed kitchen featuring a traditional AGA cooker, 100-degree instant hot water tap and ample space for both everyday living and entertaining. Further highlights include a triple garage, extensive private parking and advanced energy solutions incorporating solar thermal water heating, solar photovoltaic panels and mains gas underfloor heating throughout.

Enjoying open views, outstanding privacy and a peaceful rural setting, this exceptional home perfectly balances contemporary luxury with countryside charm. Longforan offers excellent connectivity, with direct access to the A90 dual carriageway providing swift travel to Dundee and Perth, while Edinburgh Airport is easily reachable by road in under an hour — ideal for frequent travellers





Directions

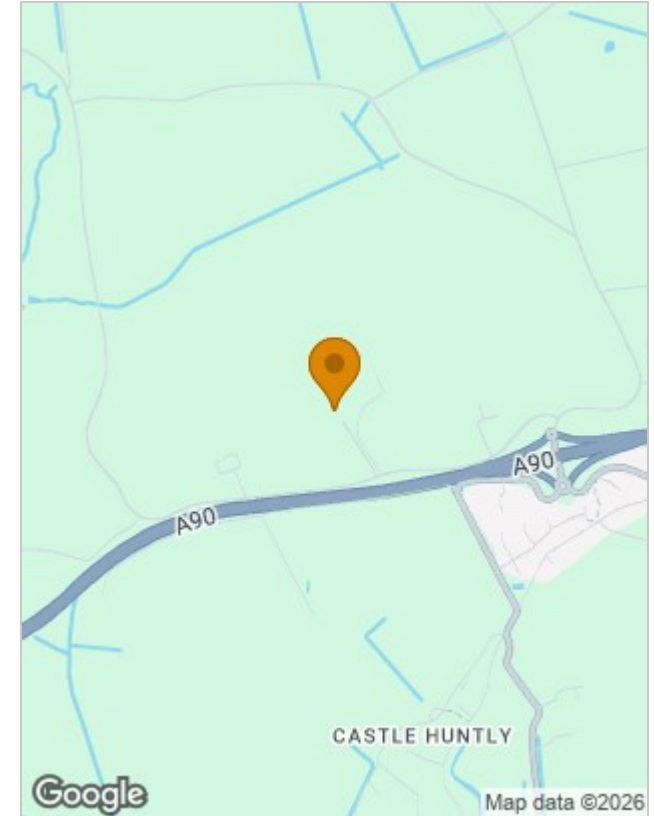




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		94	98
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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