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29 COMERTON PLACE, DRUMOIG, KY16 0NQ

OFFERS OVER £600,000

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# The home you've been waiting for

**29 COMERTON PLACE**

DRUMOIG

OFFERS OVER

**£600,000**

**westholme**  
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## MANY THANKS FOR YOUR INTEREST IN 29 COMERTON PLACE, DRUMOIG

Westholme Estate Agents dedicate themselves to being available when you are, offering an exceptional, personal service 7 days a week until 7pm.

We are Dundee's most exclusive estate agency, operating from our City Quay office and delivering outstanding results for our clients across Dundee, Broughty Ferry, Monfith, Tayport, Invergowrie, Carnoustie, Arbroath & Friockheim, Forfar. Our team brings over 23 years of combined experience to every

property we handle. Not only are we Dundee's number one choice for premium property, but we are also local. One of the reasons we know these markets so well is because we live here. So let us guide you through the selling and buying process with confidence and care.

If you're a first-time buyer, our experienced consultants can advise and support you through every step of the process, making it as straightforward and stress-free as possible.

If you have a property to sell, contact us to arrange a valuation. We are renowned for achieving the best possible price for our clients and getting them moving quickly. Put us to the test and book your free valuation today — call 01382 916280. If you would like to be kept informed of other outstanding properties like this one, please register on our VIP Buyers' List, where we will contact you as soon as new listings and exclusive open days become available.





## PROPERTY DETAILS

### 4 BEDROOM DETACHED BUNGALOW

Set within the highly desirable Drumoig area, 29 Comerton Place presents an excellent opportunity to enjoy a more refined style of living in an established residential setting. Positioned within an attractive modern development, the property benefits from a wonderful sense of space and privacy, while remaining conveniently placed for access to Dundee, St Andrews, Tayport, Leuchars and the wider surrounding area.

Drumoig is well regarded for its open surroundings, green spaces and relaxed lifestyle appeal. The area is home to the popular Drumoig Golf Course and offers a setting that feels removed from the pace of city life, while still providing strong commuter convenience. For buyers looking for a home that combines lifestyle, privacy and accessibility, this location offers a very appealing balance.

The property has been designed around easy, modern living, with a sense of space that suits its Drumoig setting. The layout feels practical without being ordinary, offering generous living areas, flexible bedroom space and a home that lends itself well to both everyday family life and quieter moments away from the pace of the city.























There is a natural sense of ease throughout the home, with the surrounding setting adding greatly to its overall appeal. The property feels private, settled and considered, giving buyers the opportunity to enjoy a more relaxed way of living without feeling disconnected. Its position within Comerton Place enhances the overall lifestyle offering, while the wider Drumoig area provides the greenery, space and slower pace that many buyers are now actively looking for.

Externally, the property offers a superb outdoor setting, with wraparound grounds that give the home an excellent sense of space, privacy and usability. A separate home office has also been built within the grounds, creating a valuable additional area that is ideal for home working, running a business, creative use or simply having a quiet space away from the main house.

29 Comerton Place is a beautifully positioned home in a desirable location, offering the ideal blend of space, convenience and tranquillity. Early viewing is highly recommended to fully appreciate the setting, lifestyle and opportunity this property provides. This is an excellent opportunity to purchase a move in ready home in a popular and connected part of North East Fife.





## PROPERTY FEATURES

- Highly desirable Drumoig location
- Attractive modern residential development
- Excellent access to Dundee and St Andrews
- Close to Drumoig Golf Course
- Generous living space throughout
- Large wraparound grounds offering space and privacy
- Separate garden home office
- Driveway parking
- Strong lifestyle setting with nearby countryside and coastal link
- Large primary bedroom with excellent space and comfort

# FLOOR PLANS

29 Comerton Place,  
Drumoig, KY16 0NQ



**KITCHEN/DINING**  
35' 5" x 13' 6" (10.8m x 4.14m)

**FAMILY ROOM**  
17' 7" x 15' 6" (5.36m x 4.72m)

**LIVING ROOM**  
19' 6" x 17' 5" (5.95m x 5.31m)

**UTILITY ROOM**  
9' 11" x 5' 11" (3.02m x 1.8m)

**PRIMARY BEDROOM**  
15' 1" x 15' 0" (4.61m x 4.57m)

**ENSUITE**  
10' 2" x 9' 1" (3.1m x 2.77m)

**BEDROOM 2**  
10' 6" x 10' 2" (3.21m x 3.11m)

**BEDROOM 3**  
10' 5" x 10' 2" (3.2m x 3.11m)

**BEDROOM 4**  
9' 11" x 9' 10" (3.03m x 3.01m)

**BATHROOM**  
9' 11" x 6' 11" (3.02m x 2.12m)

**DOUBLE GARAGE**  
20' 0" x 19' 8" (6.10m x 6.01m)

**GARDEN ROOM**  
12' 4" x 9' 2" (3.77m x 2.82m)

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Floor plan is for illustrative purposes only, measurements are approximate and not to scale.

The background of the entire page is a dense, overlapping pattern of various tropical leaves. The leaves are rendered in shades of dark teal, forest green, and deep blue, with some highlights that suggest a light source from the side, creating a sense of depth and texture. The leaves vary in shape, including large, heart-shaped leaves with prominent veins, and more intricate, feathery leaves.

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The difference is in the detail



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