



CB

CAMPBELL
BOATH

WHITEWALLS FARMHOUSE, TEALING, DUNDEE, DD3 OQE
OFFERS OVER £400,000

Solicitors & Estate Agents

tspc
MEMBER

Bank House, 1 Stirling Street, Dundee DD3 6PJ. Telephone: 01382 202060 Email: property@campbellboath.com

www.campbellboath.com

Accommodation Comprises: Entrance Hall, Open Plan Split-Level Lounge and Dining Room, Kitchen, Sitting Room with Sun Room Off, Utility Room, Bathroom, Master Bedroom with En Suite, Second Bedroom, Shower Room. Upper Floor: Two Bedrooms.
External: Large Outbuilding, Driveway & Gardens.

This well presented, spacious FOUR-BEDROOM DETACHED COTTAGE offers versatile family accommodation on two levels. The property is located on the outskirts of Dundee, north of the city and is set within extensive mature garden grounds. There is a large driveway with wrought iron gates offering parking for several vehicles. There is a large outbuilding offering excellent potential for a variety of uses and a wooden outhouse to the side. Catchment area for Tealing Primary, Monifieth and Forfar Academy. The property benefits from double glazing and air source heating. Early internal viewing is highly recommended.

ENTRANCE: -

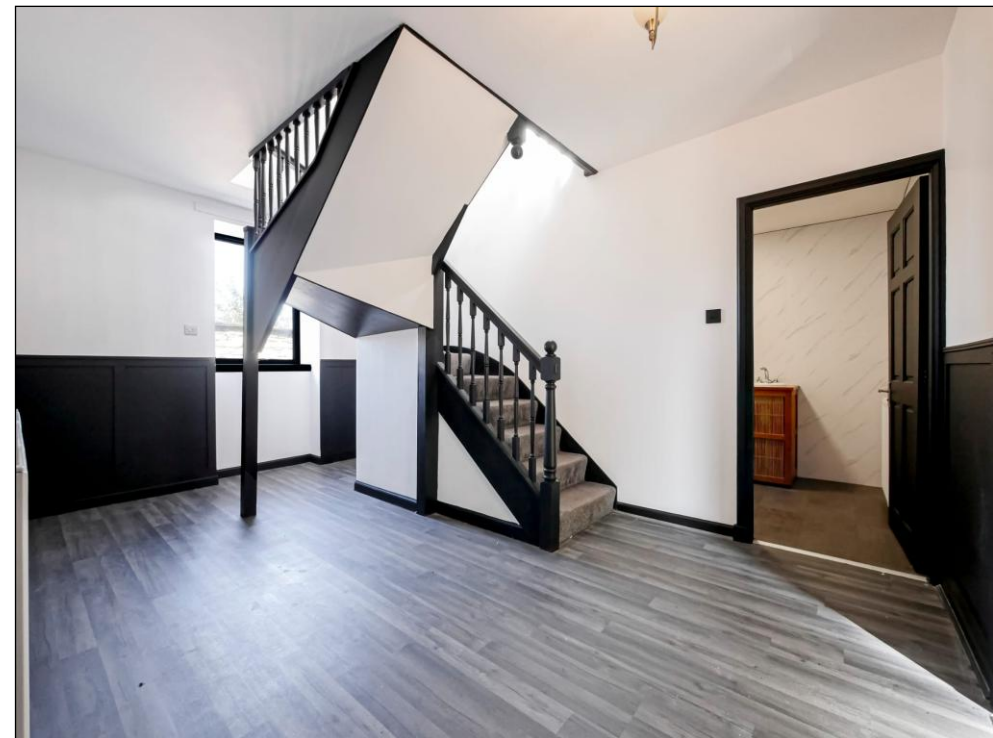
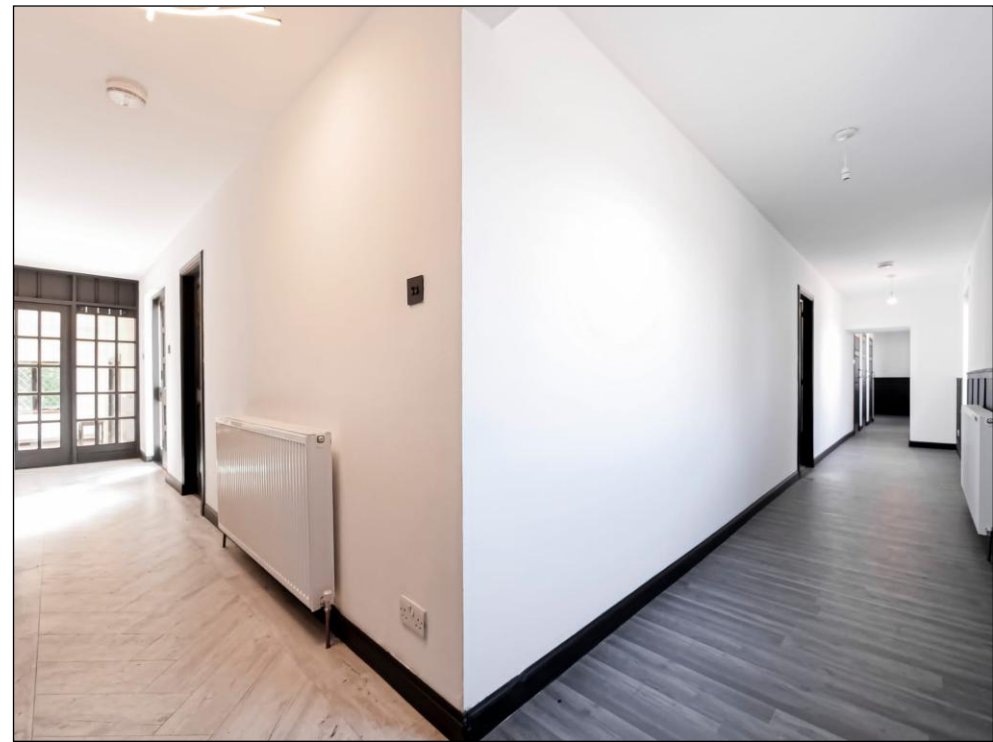
A hardwood door gives access to the spacious entrance hall which has four double glazed windows to the side of the property offering a good deal of natural light. There is also several built-in storage and utilities cupboard offering a good deal of storage. A carpeted stairway gives rise to the upper floor accommodation. Downlights. Laminate flooring. Four radiators.

OPEN PLAN SPLIT LEVEL LOUNGE/DINING ROOM: -

Approximately 35'2" x 24'11". This impressive room is accessed by French glazed doors from the entrance hall and is a great area for entertaining guests with a large upper dining area and steps down to the lounge area. There is a feature fireplace log burning stove. Large double-glazed windows offer outlook to the front, side and rear of the property and there are double-glazed patio doors allowing access to the garden area. Hardwood flooring. Downlights. Three radiators.

KITCHEN: -

Approximately 13'0" x 12'0". The kitchen has a 'Charles Rennie MacIntosh' kitchen with wall mounted and floor standing units with contrasting work tops and tiles splashback. Integrated appliances include a fridge, freezer and dishwasher. Range cooker. Centre island. There is a double-glazed door and window offering access to the garden area.



SITTING ROOM: -

Approximately 13'9" x 12'11". This is a spacious room with double glazed sliding patio doors allowing access to the sun room. Laminate flooring. Radiator.

SUN ROOM: -

Approximately 12'9' x 10'0". Tiled floor. Double glazed door to garden.

UTILITY ROOM: -

Approximately 12'0" x 9'7". Comprising base and floor mounted units with a stainless-steel sink. Hardwood door to the rear of the property. Built-in storage cupboard. Tiled floor. Radiator.

BATHROOM: -

Comprising W.C., vanity wash hand basin and a free-standing bath. Attractive wall and floor tiles. Double glazed window. Radiator.

MASTER BEDROOM: -

Approximately 16'11" x 16'5". This spacious room is tastefully decorated and has three double glazed windows offering outlook to the side and rear of the property. Built-in wardrobe offering ample hanging and shelving. Laminate flooring. Radiator.



EN-SUITE SHOWER ROOM: -

Comprising W.C., vanity wash hand basin with and a walk-in shower enclosure with thermostatic shower. Attractive wall and floor tiling. Downlights. Radiator.

BEDROOM TWO: -

Approximately 17'3" x 13'9". With double glazed windows offering outlook towards the side and rear. Laminate flooring. Radiator.

SHOWER ROOM: -

Comprising W.C. wash hand basin and shower enclosure with thermostatic shower. Wet wall splashback.

UPPER FLOOR: -

The upper floor landing is a double-glazed Velux window offering a good deal of natural light.

BEDROOM THREE: -

Approximately 15'9" x 13'8". This good-sized bedroom has a built-in wardrobe with mirror sliding doors. There is a bay style window offering outlook to the rear of the property and a double-glazed Velux window. Carpet. Radiator.



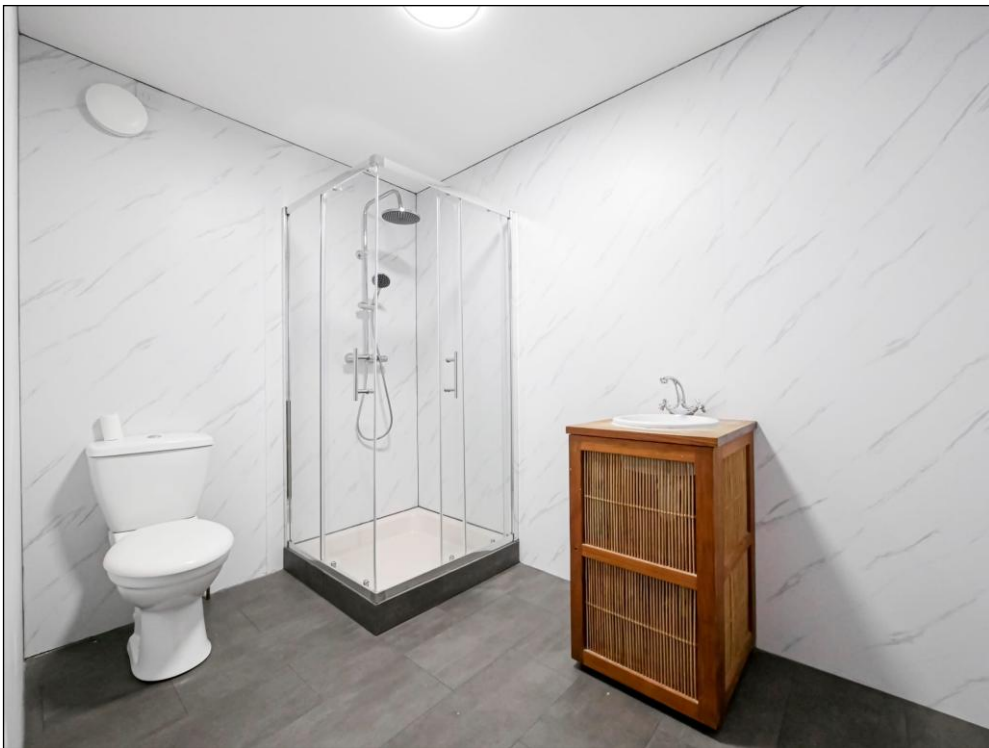
BEDROOM FOUR: -

Approximately 13'9" x 13'0". This is another good-sized bedroom with built-in wardrobe with mirror sliding doors. There are two double glazed windows offering outlook to the rear of the property. Carpet. Radiator.

EXTERNAL: -

The property is set within idyllic, extensive mature garden grounds with open views of the surrounding countryside. The property boasts several fruit trees and has a small stream at the bottom of the garden. The large gated driveway offers parking for several cars and there is a large stone outhouse which can be adapted to suit individual requirements. Solar Panels.









Owner: Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on

01382 202060

or **Email:** property@campbellboath.com

Office Opening Hours: Monday - Friday 9am - 5pm

CB

**CAMPBELL
BOATH**

For more details regarding this property and many other properties visit our website at www.campbellboath.com or telephone our office on 01382 202060.

Solicitors & Estate Agents

All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.