

Rose Cottage, Tealing, DD4 0QZ

Offers Over £250,000

Contact Solicitors for an appointment to view

01382 203000

Chamber Practice





- **RURAL LOCATION WITHIN EASY REACH OF DUNDEE**
- **THREE BEDROOM DETACHED VILLA**
- **SPACIOUS LOUNGE/DINING ROOM**
- **DINING KITCHEN**
- **GROUND FLOOR DOUBLE BEDROOM**
- **TWO FURTHER DOUBLE BEDROOMS**
- **MODERN SHOWER ROOM & GROUND FLOOR BATHROOM**
- **EXCELLENT BUILT-IN STORAGE THROUGHOUT**
- **MATURE GARDENS & COUNTRYSIDE VIEWS**
- **GRAVEL DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES**
- **DETACHED GARAGE**
- **DOUBLE GLAZING & ELECTRIC HEATING**
- **IDEAL FAMILY HOME**

The Chamber Practice are delighted to bring to market this charming three bedroom detached villa occupying an attractive position within the popular rural village of Tealing, enjoying open countryside views and mature gardens. Offering spacious and versatile accommodation over two levels the property provides an excellent family home with generous storage throughout, driveway parking and a detached garage.

The accommodation is entered via a welcoming hallway which provides access to the principal ground-floor rooms and benefits from excellent built-in storage facilities. The spacious lounge/dining room is a bright and versatile living space offering ample room for both comfortable seating and dining furniture. The dining kitchen provides a practical and sociable area with a good range of fitted units and a breakfast bar for dining. Also located on the ground floor is a double bedroom, ideal for those seeking flexible accommodation, together with a modern family bathroom.

The upper floor is accessed via the staircase from the main hallway and provides two further double bedrooms, both benefiting from built-in wardrobe/storage facilities and countryside views. A stylish shower room completes the upper accommodation, while the landing itself provides further useful storage cupboards.

Externally Rose Cottage is complemented by mature gardens to front, side and rear providing a high degree of privacy and enjoying pleasant views across the surrounding open countryside. A gravel driveway provides parking for several vehicles and leads to a detached garage, offering useful additional storage or workshop space.

Further benefits include double glazing and wet electric heating.

This attractive detached home combines spacious accommodation, excellent storage and generous private gardens within a peaceful village setting and delightful countryside outlooks, while remaining within easy reach of Dundee and the surrounding area.

Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.







Chamber Practice

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This property is being sold with flooring, appliances, light fittings, blinds, curtains and any furnishings as seen included.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.