



Teach-Na-Cluana, Flocklones

| Invergowrie | DD2 5LE

**Thorntons**   
*Let's get a move on!*









# Teach-Na-Cluana, Flocklones

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## Description

Outstanding opportunity to purchase this spacious and well-presented executive villa which benefits from a pleasant rural location. Flocklones is located a few miles to the west of Dundee and has easy access to nearby: Liff, Invergowrie, Ninewells Hospital, Technology Park, Universities, City Centre, retail parks, V&A design museum, train station, airport and the A90 which connects into the Central Scotland motorway infrastructure.







## Description

This substantial and luxuriously appointed modern detached family residence features adaptable and bright accommodation comprising: vestibule, reception hall, lounge, dining area with French door, study, cloakroom, utility room and extensive kitchen/dining /family with French doors to decking plus contemporary wood burning stove. Lower accommodation is completed by: the multi-generational annex which features a large lounge with kitchen area plus a double bedroom with en-suite shower room located off.

The upper accommodation features: master bedroom with Juliet balcony plus en-suite bathroom, four further double bedrooms all featuring access to Jack and Jill en-suite shower facilities. With most of the rooms enjoying the stunning panoramic views the impressive list of attributes includes: oil fired central heating, double glazing, solar and hot water panels, security system, blinds, oak doors, full tiling in all shower and bathrooms, one wood burning stove, wood burning range which services hot water and heating system, double oven hob, extractor, fridge/freezer and dishwasher.

Externally vehicular needs are catered for by a Monobloc drive which leads to parking area and large detached double garage featuring power and light. The well established mature south facing garden to the rear of the property benefits from expansive views and comprises: formal lawn, colourful well stocked herbaceous borders, extensive south facing decking with access from the dining and kitchen/ dining areas. There is a further lawn to the front of the property plus a good-sized produce garden and herbaceous borders.

Located in a highly desirable rural setting with fine views early viewing is to be highly recommended to appreciate the quality of home that is on offer.





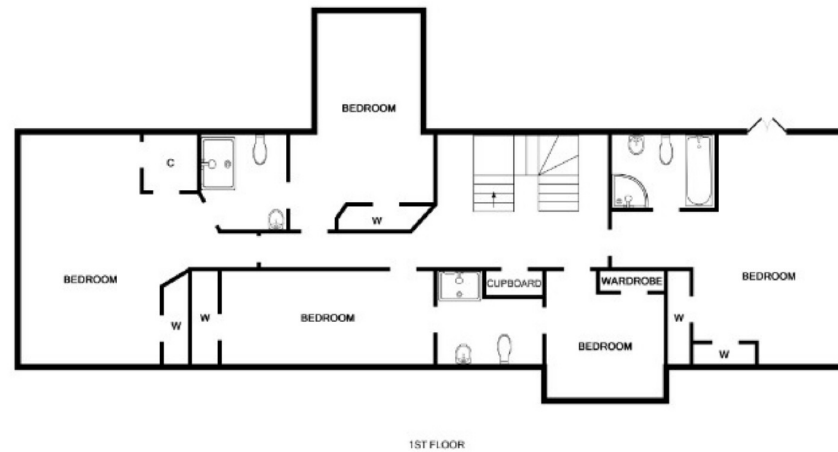








Lounge	20'0 x 19'3	6.10m x 5.87m
Dining Area	9'9 x 9'8	2.97m x 2.95m
Study	13'0 x 9'2	3.96m x 2.79m
Kitchen/Dining/Family	29'7 x 18'0	9.02m x 5.49m
Utility	10'7 x 5'6	3.23m x 1.68m
W.C	7'3 x 4'0	2.21m x 1.22m
Lounge/Kitchen (Annex)	20'0 x 14'7	6.10m x 4.45m
Bedroom (Annex)	19'2 x 11'7	5.84m x 3.53m
Shower Room (Annex)	7'9 x 5'9	2.36m x 1.75m
Master Bedroom	20'0 x 17'0	6.10m x 5.18m
En-Suite	11'6 x 5'5	3.51m x 1.65m
Bedroom 2	14'7 x 13'6	4.45m x 4.11m
Bedroom 3	17'1 x 9'1	5.21m x 2.77m
Jack and Jill Shower Room	10'4 x 9'0	3.15m x 2.74m
Bedroom 4	20'0 x 18'9	6.10m x 5.72m
Bedroom 5	16'0 x 11'4	4.88m x 3.45m
Jack and Jill Shower Room	7'2 x 6'7	2.18m x 2.01m



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