



Garden House,
Balruddery || DD2 5LF

Thorntons 
The right way to move





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Description

This detached luxury villa will provide extremely spacious accommodation within a well screened plot, enjoying a degree of seclusion and privacy situated in the picturesque Carse of Gowrie. This sought-after location is just a few miles to the west of Dundee and has easy access to nearby: Longforgan, Liff, Invergowrie, Ninewells Teaching 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 impressive family home offers adaptable accommodation which comprises: Entrance vestibule, bright lounge with patio doors leading to the private garden grounds, contemporary dining kitchen with a range of wall and base units, utility room, adaptable family room / bedroom 5, modern shower room, family bathroom with four piece suite and four well proportioned double bedrooms with the master enjoying ensuite facilities.

The comprehensive list of attributes include integrated wardrobes in all four of the upper bedrooms, double glazing and dual fuel heating system. Kitchen appliances include integrated wine cooler, induction hob, extractor fan, microwave, single oven, double oven and dishwasher.

Externally the property benefits from beautifully maintained garden grounds which feature a formal lawn and timber deck area. Vehicular needs are more than catered for with an extensive gated carriage driveway which also leads to a double integral garage with two roller power doors and a radiator fed off the main heating system.

Internal viewing is essential to enable potential buyers to fully appreciate the extent and quality of accommodation within this magnificent rural family home

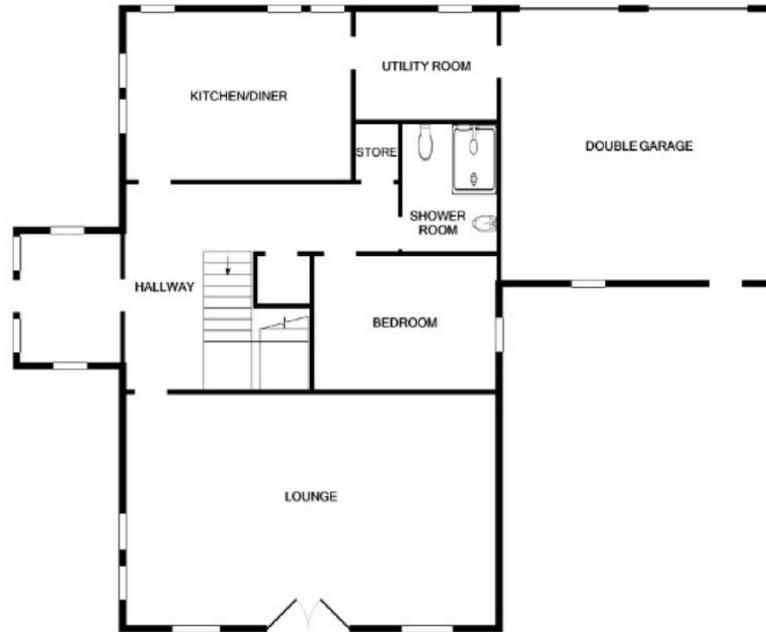








Lounge	25'08 x 14'09	7.82m x 4.50m
Dining Kitchen	16'07 x 14'09	5.05m x 4.50m
Utility Room	10'03 x 8'11	3.12m x 2.72m
Bedroom 5 / Family Room	13'09 x 9'09	4.19m x 2.97m
Shower Room	8'00 x 5'07	2.44m x 1.70m
Bathroom	9'00 x 7'05	2.74m x 2.26m
Bedroom	14'09 x 9'03	4.50m x 2.82m
Bedroom	15'03 x 12'08	4.65m x 3.86m
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Master Bedroom	22'04 x 13'10	6.81m x 4.22m
Ensuite	7'11 x 5'07	2.41m x 1.70m



GROUND FLOOR



1ST FLOOR