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Kinpurney View

BONNYTON ROAD, AUCHTERHOUSE, DUNDEE, ANGUS, DD3 0QT

AUCHTERHOUSE

Dundee, Angus

Auchterhouse is a sought-after village in Angus some seven miles (11.7 km) northwest of Dundee. It lies on the southern edge of the Sidlaw Hills. Rising above the village is Auchterhouse Hill, part of the Sidlaw Hills that stretch towards Perth in the west. Auchterhouse Hill is clearly visible from the Dundee area as one of three hills, it is distinguished by being the only one with trees on it.

Tolmount sits on the edge of the park with open views and is within a short distance to Auchterhouse Hill and the Sidlaws footpaths up The Brae where there are magnificent views south across the River Tay to the Lomond Hills in Fife, west to Dunsinane Hill, north to Glamis and the Grampians and east to the North Sea. Facilities in the village include a church, a primary school, a playing field and a village hall. Plenty of opportunities exist for outdoor pursuits and country sporting, presenting a fine choice for the outdoor enthusiast with walking, cycling, riding, sailing and golf all readily available. Golfers, in particular, are especially well catered for with an unrivalled selection of highly rated courses close at hand including the championship course at Carnoustie and The Old Course at St. Andrews. In addition, the courses at Downfield, Blairgowrie, Alyth and Piperdam are all within striking distance. The village is within four miles of a multi-screen cinema and a new ice rink. There is a bus service into Dundee making it a popular rural location due to its close proximity to Dundee with quick and easy access to Ninewells Hospital, Dundee and Abertay Universities and the Kingsway Technology Park.

The city of Dundee is an established centre of excellence in education and life sciences and has renowned cultural facilities. There is a mainline railway station, with services to the south and a regional airport with flights to London City, Belfast and Birmingham. The A90 dual carriageway provides fast access to Perth and central Scotland, as well as to Aberdeen. The city offers a wide range of local schooling and the well-known Dundee High School is situated in the heart of the city centre with many other well-regarded fee-paying schools found in the nearby city of Perth.



KINPURNEY VIEW

Bonnynon Road

Kinpurney View is a detached bungalow commanding an enviable location within a scattering of similar properties set just outside the village of Kirkton of Auchterhouse.

Sitting on a good size plot, the house offers spacious accommodation on one level. The lounge enjoys a dual aspect of the gardens. This spacious and comfortable family room has a Feature fireplace and chimney-breast that anchors the room and acts as a focal point.

A second sitting room takes the strain of family living and allows private space for older relatives or teenagers in an extended family situation. The dining kitchen is superbly appointed and offers plenty of space for the dining table to allow family and friends to gather. The utility room provides the best place to drop the boots after a day in the garden, or out walking the dog or horse, at the time of writing, livery is available nearby.

The family bathroom is luxuriously spacious and set in a monochrome palette. A shower is over the "P" shaped bath and finished with a curved, glazed screen. A study is found near the front door and a further walk-in cupboard has been transformed as a second home office maximizing the potential of the storage area. The bedroom wing is kept separate from the living areas by a glazed door. In this wing are five bedrooms, two with en-suite shower rooms.

Externally, a drive, capable of parking several vehicles, leads to the double garage and tool store. The gardens are bounded by a mix of fencing and are landscaped to provide areas of interest with lawn and shrub borders, patio area and terraces. Open countryside views and walks are on hand. This is a must see home.

THE SITTING ROOM, UTILITY ROOM, KITCHEN & LOUNGE





SPECIFICATIONS

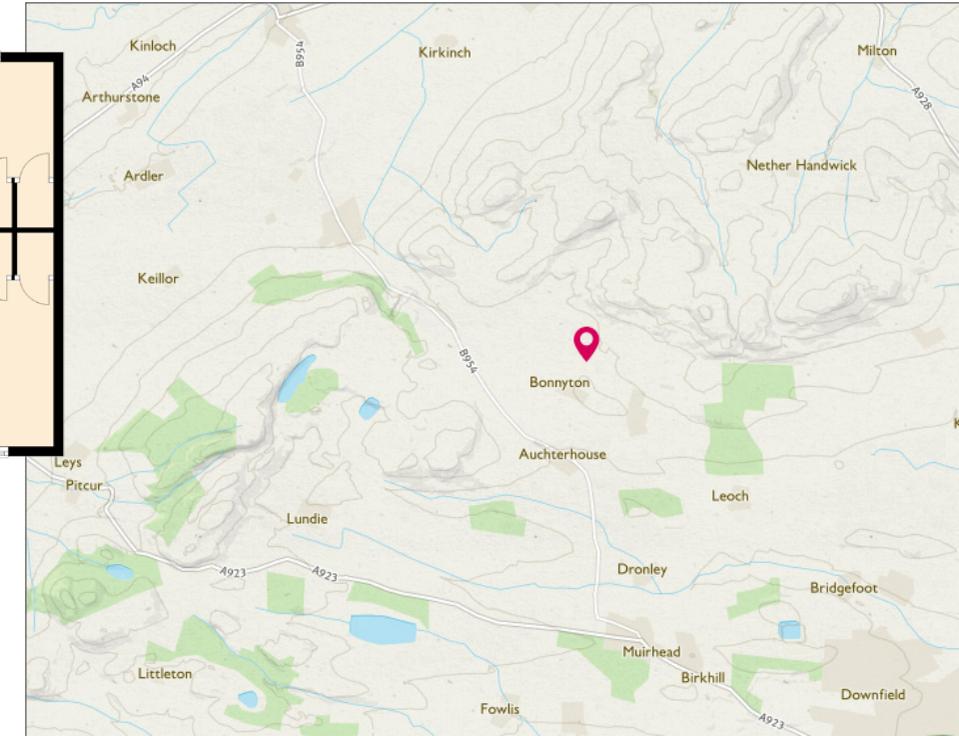
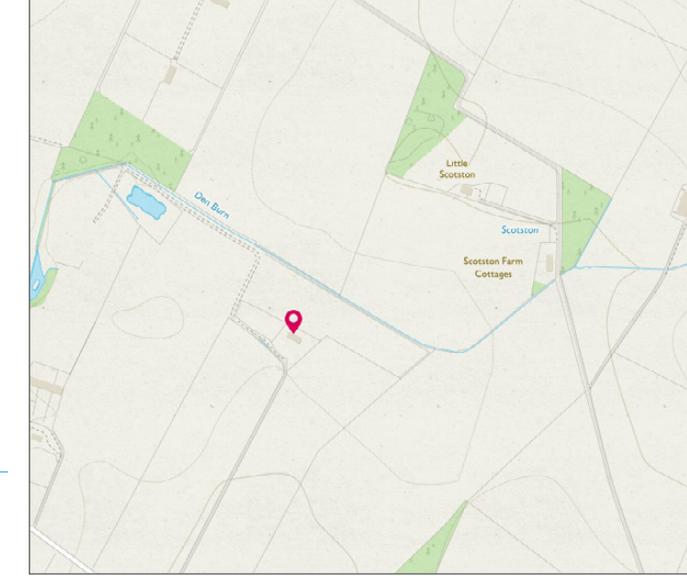
Floor Plan, Dimensions & Map

Approximate Dimensions
(Taken from the widest point)

Lounge	6.00m (19'8") x 4.75m (15'7")
Kitchen	4.50m (14'9") x 3.90m (12'10")
Study	2.00m (6'7") x 1.40m (4'7")
Sitting Room	3.90m (12'10") x 3.50m (11'6")
Bedroom 1	3.70m (12'2") x 3.55m (11'8")

En-suite	3.00m (9'10") x 1.40m (4'7")
Bedroom 2	3.75m (12'4") x 3.70m (12'2")
En-suite 2	3.70m (12'2") x 1.10m (3'7")
Bedroom 3	3.75m (12'4") x 2.37m (7'9")
Bedroom 4	2.70m (8'10") x 2.70m (8'10")
Bedroom 5	2.80m (9'2") x 2.70m (8'10")
Bathroom	2.30m (7'7") x 0.95m (3'1")
Utility Room	3.35m (11') x 2.15m (7'1")

Gross internal floor area (m²): 180m² EPC Rating: C





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DUNDEE FC AND DUNDEE UNITED FC



**Part
Exchange
Available**



Text and description
JAYNE SMITH
Surveyor



Professional photography
LEIGH ROLLO
Photographer



Layout graphics and design
BEN DAYKIN
Designer

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