

Connelly Yeoman

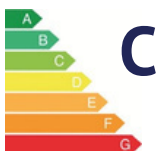


KIA COTTAGE, NEWBIGGING, DUNDEE, DD5 3LA

**SUPERIOR DETACHED
BUNGALOW**



- Set within a very desirable rural location
- An immaculately presented family home of generous proportions
- Decorated in modern neutral colours with high end finishings
- Oil fired central heating and double glazing



OFFERS OVER
£365,000

Property Description

This exceptionally well presented DETACHED BUNGALOW is set within a beautifully maintained plot, this superior detached bungalow offers a rare combination of stylish contemporary living and peaceful rural charm. Located in the desirable village of Newbigging, this property is ideal for those seeking a high quality home in a serene yet well connected location. Boasting a recently upgraded open-plan kitchen, this home has been thoughtfully designed for modern living. The kitchen flows seamlessly into a bright and spacious dining and lounge area, perfect for entertaining or relaxing with family. The interiors are finished to a high standard throughout, combining comfort, quality and functionality. The luxurious bathroom has also been newly upgraded, featuring a striking freestanding contemporary bath that adds a touch of sophistication to the home's overall appeal. Externally, the bungalow enjoys expansive garden grounds, offering a high degree of privacy and endless potential for outdoor living and gardening. Newbigging is a small, sought after village surrounded by open countryside yet conveniently located just a few miles from the towns of Monifieth and Broughty Ferry. Despite its peaceful setting, Newbigging enjoys excellent transport links with easy access to the A92, and a regular bus service. This superb property represents a rare opportunity to acquire a stylish and spacious rural home that's move-in ready. Ideal for families, downsizers or those looking to enjoy countryside living without sacrificing convenience. Early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.

ACCOMMODATION COMPRISING:

ENTRANCE HALLWAY, WC, OPEN PLAN KITCHEN DINING ROOM AND LOUNGE, UTILITY ROOM, 4 BEDROOMS (one en suite) AND FAMILY BATHROOM

HALLWAY:

Entry is via a double glazed door into a welcoming and bright hallway with neutral décor and a wooden floor. Here you will find a cupboard housing the electrics. Further along into the hallway are two further cupboards. The first of which is ideal for coats, outdoor shoes and other household items. The second is shelved for the storage of linens. A full length feature window looks across the front of the property allowing for natural light.

WC:

Approx. 7'3 x 5'5. A quirky shape and recently updated there is a two piece white suite comprising of a WC and wash hand basin with floating shelves for storage. There is wet wall throughout and is decorated in grey tones with a concrete effect, a chrome wall mounted heated towel rail and downlights.

MASTER BEDROOM:

Approx. 13'2 x 11'6. A room with a view overlooking the rear of the property and tastefully decorated with a feature wallpaper giving the illusion of panelling. There is a triple wardrobe with sliding mirrored providing storage and ample space for bedroom furnishings.

EN SUITE:

Approx. 8'5 x 8'1. This is a stylish, bright and modern addition to the Master Bedroom.

BEDROOM 2:

Approx. 10'5 x 10'2. This good sized double bedroom overlooks the front garden and has a built in double wardrobe with wooden sliding doors.

BEDROOM 3:

Approx. 12'1 x 10'7. Currently being utilised as a home office but could easily take a double bed. There are quirky corner windows overlooking the back and side of the property. It has built in double wardrobes with sliding wooden doors.



FAMILY BATHROOM:

Approx. 11'1 x 6'9. Recently upgraded and featuring a contemporary free standing bath, this luxurious bathroom has wet wall throughout in a concrete effect with a separate walk in shower with a rainfall head and deluge attachment. There is a wall mounted white radiator and a mirror with light and Bluetooth. A window provides natural light and ventilation and there is a parador style ceiling with downlights. The wash hand basin has a curved frontage and floating shelves below for storage.

BEDROOM 4:

Approx. 15'4 x 10'5. Overlooking the front of the property with neutral décor and a double built in wardrobe with up and over storage above the bed and on either side with lights below. There is a TV on the wall which will remain with the property.

UTILITY ROOM:

Approx. 7'11 x 5'10. With a range of base and wall units in a grey colour and a quartz work surface incorporating a moulded sink. There is plumb space for an automatic washing machine and a door leading out to the side of the property.

KITCHEN:

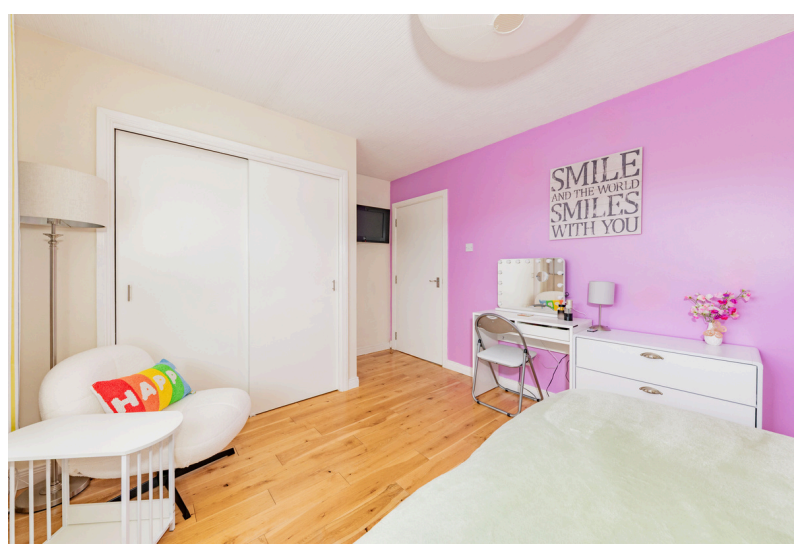
Approx. 14'7 x 9'10. Recently updated the kitchen has bespoke hand painted shaker style base and wall units in sage green with quartz work surface incorporating a moulded sink and draining area. There are two large larder cupboards and a large integrated fridge and freezer, a set of two double Neff ovens, induction hob and extractor above. The kitchen is open to the lounge and dining room.

LOUNGE AND DINING ROOM:

Approx. 23'6 x 19'8. The lounge area is a large hexagonal shape with patio doors leading out into the garden. The dining area is reminiscent of a bay window with French doors leading outside.

GARAGE AND OUTSIDE:

There is a single garage with additional storage in the pitched roof. A large driveway has space for multiple vehicles. The front garden is mostly laid out in lawn. Gates at either side of the property provide security. The bins are housed neatly to the side in Keter styled containers and the oil tank is hidden behind mature planting. There is a wooden shed and an outside water tap. This is a large garden with an immaculately manicured lawn with shrubs and bushes.



Property Professionals

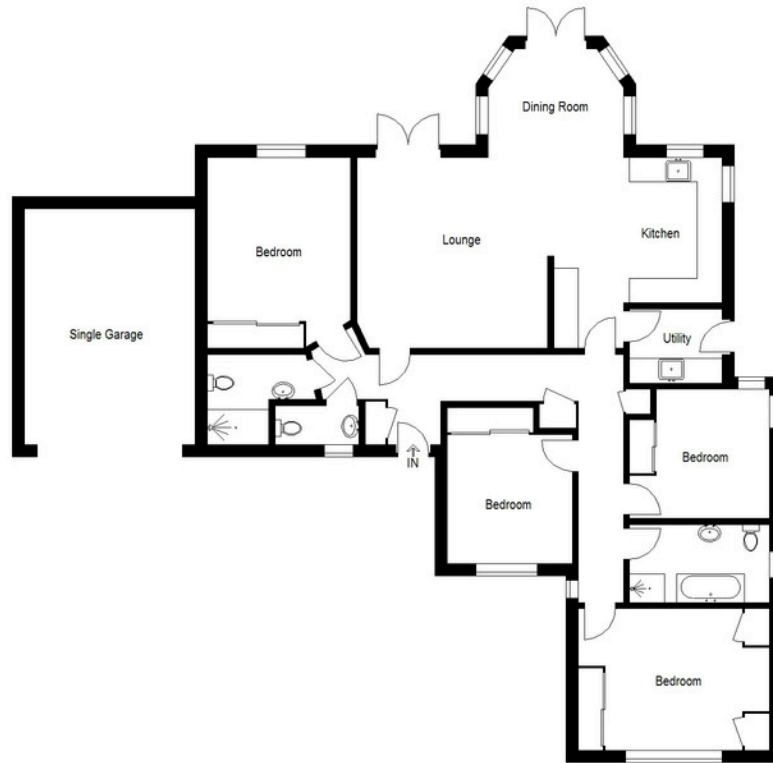
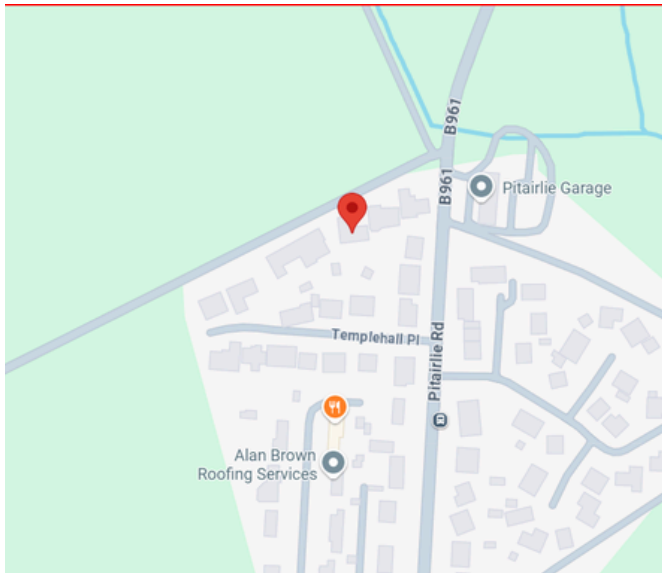


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tspc

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