



**THE DRUM, BRIGHTY, BY TEALING
DUNDEE, DD4 0PU
OFFERS OVER £360,000**



HOME REPORT VALUATION **£360,000**

EPC RATING

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This exceptional 3 bedroom detached bungalow is perfectly positioned amongst the tranquil countryside all while being only a 2 minute drive from the A90, ideal for those commuting to Dundee, Forfar or Aberdeen. The approach to the property is framed by mature shrubbery which opens to the large parking area in front of the double garage.

The front of the property boasts a thoughtful design, featuring large windows that welcome abundant natural light. The views extend across the landscaped garden with lawn and shrubs which have been well maintained. The open plan lounge and dining room benefit from those South facing windows and is an excellent area for comfortable family living and entertaining. A striking central fireplace serves as a focal point of the room, offering additional warmth and ambiance. Accessed from the lounge is the sunroom benefitting from the stunning views across the fields.

The breakfasting kitchen is fitted with wall and base units with glass panes opening the room to the hallway and allowing light to flow through. To the rear of the property is the utility room, shower room and rear vestibule which are accessible from the kitchen.

Tucked away at the opposite end of the property is the sitting room, 3 double bedrooms and family bathroom. The two largest bedrooms are situated to the front of the property both with two South facing windows, carpet flooring and fitted wardrobes. The main bedroom benefits from an en-suite which includes a shower cubicle, wash hand basin and w.c. The third bedroom is currently used as an office space and provides access through to the garage. The sitting room offers a more intimate retreat complete with sliding patio doors opening to the rear garden surrounded by mature trees.

Externally there is a coal house along with several storage sheds and a workshop. Also included within the grounds of the property is a three quarter of an acre paddock adding versatility – whether you dream of keeping horses or donkeys, raising a few sheep or simply enjoying more room to roam.

Early viewing is highly recommended to fully appreciate this property.



Illustration For Identification Purposes Only. Not To Scale (ID1205480 / Ref:90634)



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