



**Thorntons**   
The right way to move

## Wester Balruddery

Invergowrie,  
Perth and Kinross, DD2 5JL

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## Property Summary

This exclusive collection of just three detached residences offers buyers the chance to secure a luxurious new home blending comfort, functionality, and sustainable design. Thoughtfully created for modern living, these impressive properties are arranged over two floors, each complemented by private gardens and generous parking.

At the heart of every home lies a convivial open-plan kitchen, dining, and living room – the true centrepiece for entertaining and daily life. Expansive sliding doors flood the space with natural light while connecting seamlessly with the garden, creating the ultimate indoor-outdoor lifestyle. For quieter moments, a separate lounge provides a serene retreat, equally suited as a dedicated home office.

Upstairs, the principal suite is a haven of luxury, complete with a four-piece en-suite bathroom, two sky-lit dressing areas, and access to a private balcony. Finished with a composite deck and frameless glass balustrade, this secluded seating area captures the morning sun – perfect for coffee with views across the garden. A further en-suite bedroom is conveniently located on the ground floor, ideal for guests or multi-generational living, while two additional double bedrooms with fitted wardrobes complete the sleeping accommodation. A bathroom, ground-floor WC, and utility room add further convenience.

Eco efficiency is central to the design, with an app-controlled air-source heat pump, high levels of insulation, underfloor heating to the ground floor, and first-floor radiators, ensuring year-round comfort with reduced running costs. Outside, each home is completed by a hedge-bordered front lawn, a sunny, securely fenced rear garden with the option to turf, and a three-car driveway finished in permeable block paving.

Offering a sought-after countryside location, the Western Balruddery development promises the best of both worlds – a peaceful, highly desirable blend of coastal and countryside lifestyles. Situated on the western edge of Dundee, it provides easy access to both Dundee and Perth via the A90. Residents can enjoy a peaceful environment while being close to the city centre, along with excellent amenities and popular cultural attractions.



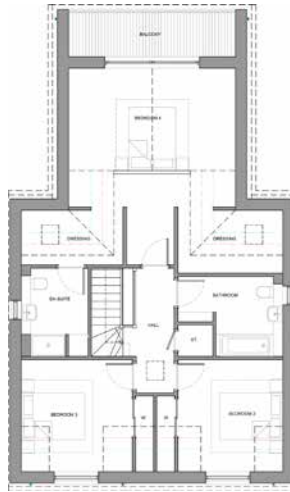
## Features

- Countryside location on the fringes of Dundee
- Exclusive new development of three detached family homes
- Vestibule and entrance hall with storage and WC
- Social open-plan kitchen/living/dining room with garden access
- Spacious and versatile separate lounge
- Luxury principal suite with a sunny balcony, a shower room, and two dressing rooms
- Ground-floor bedroom suite with shower room – ideal for guests or multi-generational living
- Two further double bedrooms (with fitted storage)
- Family bathroom
- Ground-floor utility room with garden and kitchen access
- Generous gardens, sunny and enclosed to the rear
- Convenient three-car private parking
- App-controlled air-sourced heat pump and ground-floor underfloor heating
- Option for solar PV panels, depending on the build stage

A luxurious new home blending comfort, functionality, and sustainable design.



GROUND FLOOR



FIRST FLOOR

## Oak and Yew Cottages



## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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