

BALNUITH COTTAGE

Tealing, Dundee, DD4 0RE

Thorntons 
The right way to move

WELCOME TO BALNUITH COTTAGE

A stunning detached cottage with approximately 5 acres of private land set in an incredibly scenic location by Tealing village, surrounded by countryside as far as the eye can see.

ARENA

BARN

STABLES

BALNUITH COTTAGE



CONTENTS

- 04 FLOORPLAN
- 06 BALNUITH COTTAGE
- 10 THE ENTRANCE
- 12 RECEPTION ROOMS
- 16 THE KITCHEN
- 18 THE PRINCIPAL SUITE
- 21 GROUND-FLOOR BEDROOMS
- 22 THE BATHROOMS
- 24 PRIVATE LAND
- 26 GARDEN & PARKING
- 28 TEALING




PROPERTY NAME
Balnuth Cottage

LOCATION
Tealing, Dundee
DD4 0RE

APPROXIMATE
TOTAL AREA:

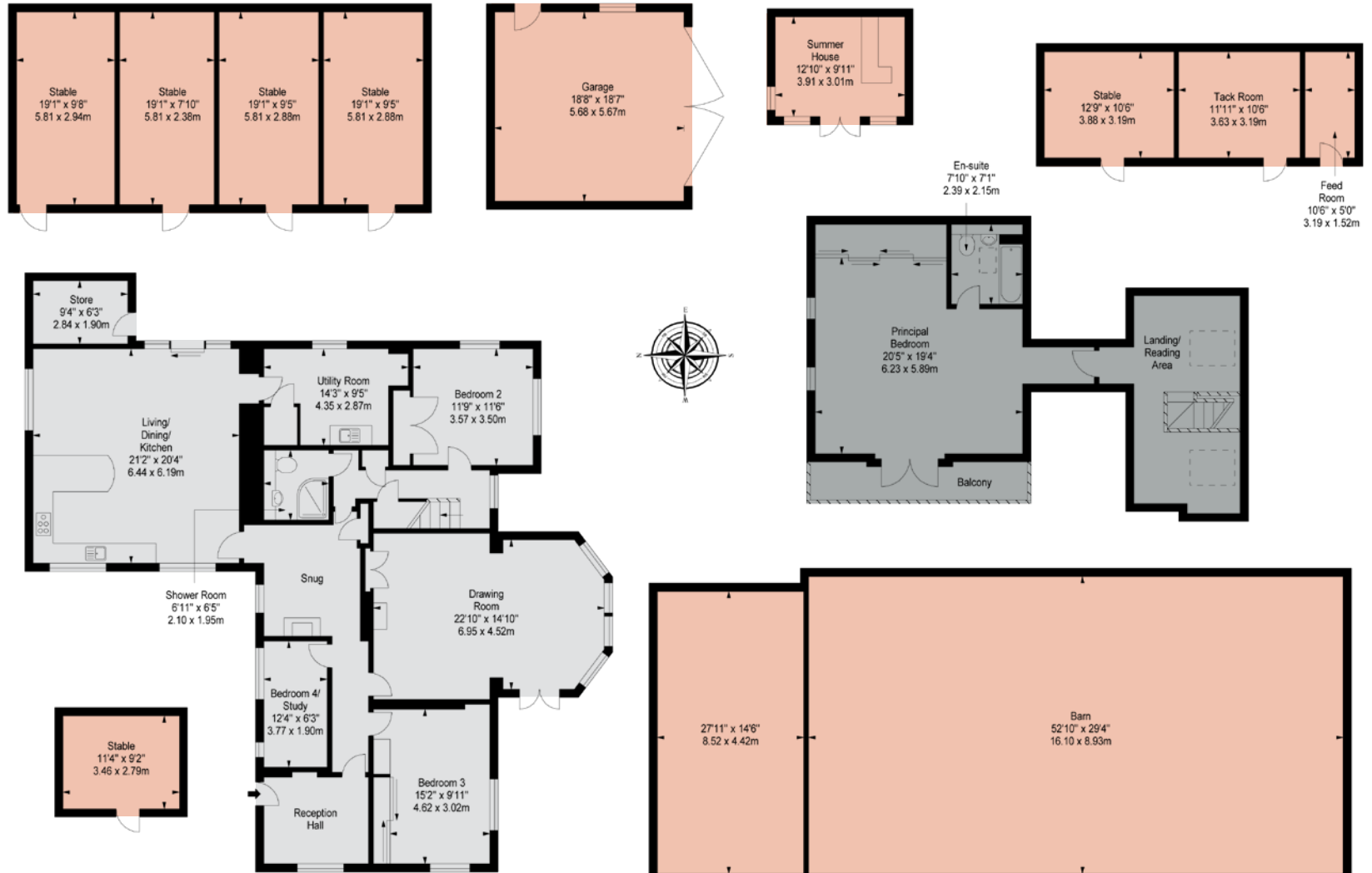
588.3 sq. metres
(6332.6 sq. feet)

 Ground Floor

 First Floor

 Externals

The floorplan is for illustrative purposes. All sizes are approximate.



AN EXCEPTIONAL HOME LIKE NO OTHER

Balnuith Cottage is a stunning and rarely available four-bedroom detached cottage with approximately 5 acres of private land. The home itself has a significant footprint too, offering large, light-filled rooms which are presented to exceptional standards, with modern neutral interiors throughout. It features an impressive open-plan reception area and kitchen, additional living space, two bathrooms, and a private balcony. It also enjoys landscaped gardens and extensive private parking; plus, there are paddocks, working stables, and a large barn providing unrivalled opportunities. This luxurious home further boasts an incredibly scenic location by Tealing village. Offering a picturesque rural lifestyle, it is surrounded by open countryside with spectacular country views at every turn. It ensures peace and seclusion, yet also convenience being just a short drive from Dundee city centre.



GENERAL FEATURES

- A stunning and rarely available detached cottage
- With approximately 5 acres of private land
- Picturesque rural location by Tealing village
- Spectacular countryside views at every turn
- Exceptional accommodation with modern décor
- EPC Rating - D

ACCOMMODATION FEATURES

- Bright and welcoming reception hall
- Open-plan kitchen/living/dining room
- Generous, south-facing drawing room
- Charming snug with a multi-fuel stove
- Separate utility room with storage
- Naturally-lit landing with a reading area
- Large principal suite with a private balcony
- Two additional double bedrooms
- Versatile fourth bedroom/study/office
- En-suite bathroom with overhead shower
- Contemporary family shower room
- Excellent storage and built-in wardrobes
- Oil-fired central heating system
- A mix of double and triple glazing throughout

EXTERNAL FEATURES

- Beautiful manicured gardens laid to lawn
- Six stables, a tack room, and a feed room
- Secure paddocks and a significant barn
- Versatile summerhouse with fitted bar
- Multi-car driveway and double garage





WELCOME INSIDE

The home has an inspiring approach, flanked by open countryside as far as the eye can see. Moving inside, the appeal continues with a naturally-lit reception hall providing a tantalising first impression.



AN ABUNDANCE OF ELEGANT LIVING SPACE



Balnuith Cottage offers generous reception space to enjoy. This includes the substantial drawing room, which is decorated in an on-trend hue and with a plush carpet for maximum comfort. It has lots of space for lounge furniture and sees an abundance of natural light from a south-facing bay window. A handsome fireplace and a downlit display cabinet complete the sophisticated aesthetic. In addition, there is a charming snug extending off a central hall. This lovely space is equipped with a multi-fuel stove and it forms a delightful setting for relaxation.



PERFECT FOR SUMMER SOIREES

Meanwhile, the sociable hub of the home is the open-plan kitchen, living and dining room. This room has ample floorspace for a large table and comfy furnishings too, all of which can be neatly zoned into defined sections. Triple-aspect windows ensure a light and airy ambience, whilst patio doors extend the space out into the rear garden.

AN OUTSTANDING OPEN-PLAN KITCHEN

A ROOM FOR ALL OCCASIONS

The kitchen retains its own sense of space, whilst looking out over the open-plan living and dining areas. It has a fantastic range of wood-toned cabinets and luxurious granite worktops, backed by cherry-red splashback tiles. Undercabinet lighting illuminates the cooking area, which is comprised of an electric range cooker and a concealed extractor hood. Finishing the popular and enduring design is a selection of integrated appliances, adding to the streamlined aesthetic (Belfast sink, fridge/freezer, and dishwasher). An adjacent utility room supplements the kitchen, providing further storage, workspace, and room for additional appliances.



AN EXCEPTIONAL PRINCIPAL SUITE WITH A PRIVATE BALCONY



The home's four bedrooms all maintain impeccable standards, ensuring tranquil sleeping quarters that are comfortable and highly versatile. Occupying the first floor, the principal suite extends off a bright landing which has a charming reading area. This exceptional bedroom has expansive dimensions, laid with a wood-toned floor. It is illuminated by dual-aspect windows and French doors flowing out to a private balcony, boasting uninterrupted countryside views. The king-size space also features a large built-in mirrored wardrobe and the luxury of an en-suite bathroom.



GROUND-FLOOR BEDROOMS

On the ground floor, bedrooms two and three are spacious doubles, which both benefit from dual-aspect windows and built-in wardrobes, whereas the fourth bedroom offers the flexibility to be used as a study or home office, if required. These bedrooms are all softly carpeted for comfort underfoot.



THE BATHROOMS

A FAMILY SHOWER ROOM AND EN-SUITE BATHROOM

In addition to the principal bedroom's en-suite bathroom, which has a three-piece suite and overhead shower, the home also has a convenient ground-floor family shower room, finished with contemporary fixtures. The property has oil-fired central heating and a mix of double and triple glazing throughout. It also has an additional outside room to the side of the home - perfect for further storage.





ROUGHLY 5 ACRES OF USEABLE PRIVATE LAND

With roughly 5 acres of land, Balnuth Cottage provides unrivalled potential and endless opportunities. The vast grounds can be used for raising livestock, grazing, further development, or for business use. Adding to this appeal, there are half-dozen fully-functioning stables, a tack room and a feed room, as well as a sizeable barn, secure paddocks, and a designated horse-riding area. It provides the owners with a wealth of possibilities.





GARDEN & PARKING

In addition, the home is enveloped by beautiful gardens (including a suntrap, south-facing garden), with sweeping manicured lawns for the entire family to enjoy. Fully enclosed, the gardens provide safety and complete privacy. There is also a versatile summerhouse, which has a fitted bar for socialising and entertaining. A long (electric gated) driveway provides private parking for multiple vehicles, in addition to a detached double garage.

Extras: all fitted floor and window coverings, light fittings, an electric range cooker, and integrated kitchen appliances to be included in the sale. Some furniture may also be available under separate negotiation.





TEALING

NESTLED AT THE FOOT OF THE
SIDLAW HILLS & SURROUNDED BY
OPEN COUNTRYSIDE

The peaceful village of Tealing offers a sought-after rural lifestyle with the added benefit of being only 20 minutes by car from the city of Dundee. Offering an abundance of country walks and outdoor pursuits on your doorstep, Tealing caters to both relaxed and active lifestyles. Village life is centred on the village hall, with several working farms in the nearby area, including a farm and coffee shop, which offers fresh local produce, delicious food, and a garden nursery. Furthermore, the area has a rich history, evident at Tealing Earth House, a historic Iron-age underground passage. Nursery and primary schooling are provided locally with desirable small class sizes, whilst secondary and further education are on offer in nearby Dundee.



Just a short drive or bus journey away, Scotland's fourth largest city, Dundee, provides all your everyday amenities, supermarkets, and a wide variety of shopping facilities. Recently voted by the Sunday Times as one of the top twelve places to live in Britain, Dundee is brimming with culture, boasting a regenerated waterfront with two nautical museums (RRS Discovery, Captain Scott's Antarctic expedition ship, and the 19th-century warship, HM Frigate Unicorn) and the architectural triumph of the newly opened V & A Dundee, Scotland's first design museum. Further museums, arts centres, and theatres can be found across the city, along with a vibrant array of bars and restaurants. Major road and rail links connect Dundee to the rest of Scotland and further afield, whilst Dundee airport also offers regular flights to London City Airport.



Thorntons

The right way to move

► Our Branches

ANSTRUTHER

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

ARBROATH

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

BONNYRIGG

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

CUPAR

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

DUNDEE

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

EDINBURGH

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

FORFAR

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

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseea@thorntons-law.co.uk

PERTH

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

ST ANDREWS

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

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS