



**Thorntons**  
The right way to move

Yew Tree Cottage,  
Balruddery Mews,  
Invergowrie, Dundee  
DD2 5LJ

 1	 4
 4	 EPC B



## 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.

---

## Features

- \* Vestibule & Entrance Hall
- \* Social Open-plan Kitchen/living/dining room
- \* Spacious & Versatile Separate Lounge
- \* Luxury principal suite with a sunny balcony
- \* Ground-floor bedroom suite with shower room
- \* Two further double bedrooms
- \* Family Bathroom
- \* Ground-floor Utility Room
- \* Generous Gardens
- \* Three-car Private Parking
- \* Air-sourced Heat Pump Heating



# Floorplan



\*\*\*\* Please note - images are for illustrative purposes only and do not form part of any contract.

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.

## Our Branches

### ANSTRUTHER

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

### ARBROATH

Brothockbank House, Arbroath,  
DD11 1NE  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-5 High Street, Bonnyrigg, EH19  
2DA  
0131 663 7315  
bonnyriggea@thorntons-law.co.uk

### EDINBURGH

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

### FORFAR

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

### PERTH

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

### INVERNESS

Kintail House, 2 Sir Walter Scott  
Drive, Inverness, IV2 3BW  
01463 893997  
genea@thorntons-law.co.uk

### ST ANDREWS

19-21 Bell Street, St Andrews  
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