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**Farmhouse, West Mains Of Gagie, Kellas,
DD5 3PD**

Detached Farmhouse
Entrance Vestibule & Rear Hallway & Vestibule
Lounge & Sitting Room
Kitchen & Dining Room
Cloakroom
Family Room/Bedroom 4
Bathroom
3/4 Bedrooms & Study
Gardens

Offers Over £285,000

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Description

Detached traditional farmhouse located on the outskirts of the picturesque rural village of Kellas which boasts a range of amenities including shop and school whilst Dundee City, Broughty Ferry are only a short drive away.

The property comprises a traditional style detached farmhouse on two floors and benefiting from partial double glazing and oil fired central heating.

In need of some upgrading and modernization the property offers excellent potential and is priced accordingly.

Private driveway provides ample parking for a number of vehicles and there are generous and attractive mature garden grounds.

Excellent opportunity to obtain a home of character and potential and viewing is highly recommended.

How to Get There: Travelling out of Dundee part Ballumbie Estate and into the Village of Kellas. Turn left at the signpost for Tealing. Take a left into the road marked West mains of Gagie. The farmhouse is then the first property on the left hand side before the steading development.

Note: While Thorntons Property Services make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

For Viewing & Enquiries:
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Farmhouse West Mains Of Gagie Kellas DD5

3PD



Entrance Vestibule:

Leads to Reception Hallway.

Reception Hallway:

Original wood staircase and balustrade with carpet inset leading to upper floor accommodation. Cloakrail cornice. Connecting door to rear hallway.

Lounge:

Approx. 15'5x13'8. Spacious public room having two sash and case windows to front and further sash and case window to side all with Venetian blinds and enjoying an open outlook over the surrounding countryside. Tiled fireplace and hearth. Cornice. Wall storage cupboard.

Sitting Room:

Approx. 15'5x13'7. Another spacious public room having sash and case windows to front and side again enjoying outlook over the surrounding countryside and garden ground. Attractive wooden fire surround with cast iron and tiled inset and hearth, Corner picture rail, wall storage cupboard.

Dining Room:

Approx. 13'7x13'8. Another excellent sized public room with connecting door to kitchen. Stone fireplace and hearth with open fireplace. Sash and case window to side enjoying views. Walk in larder cupboard. Larger cupboard has shelving and window to side.

Kitchen:

Approx. 13'4x10'8. Fitted with a range of floor, wall and drawer units. Electric cooker connection with electric Creda cooker. Tiling to splashback. Stainless steel sink and drainer. Two Double glazed windows to rear with tiled shelves. Ample space for further appliances. Connecting door to dining room and rear hallway.

Rear Hallway:

Utility Cupboard which houses the oil fired central heating boiler and has split pane window to rear.

Rear Hallway:/

Large understair storage cupboard. Connecting door to kitchen and hallway. Door to rear vestibule.

Rear Vestibule

Wood and glazed exterior door. Access to cloakroom.

Cloakroom:

Approx. 6'7x6'11. Two piece white suite incorporating WC and wash hand basin. Frosted glass door to side.

Family Room/Bedroom 4:

Approx. 14'x11'. Another spacious room at ground floor level could be used as a public room or double bedroom having single glazed window to side, wooden fire surround with cast iron inset, wall storage cupboard, cornice and picture rail.

Upper Floor Accommodation:**Mezzanine Level:**

Leads to Bedroom 3 and Bathroom.

Bathroom:

Approx. 7'4x7'4. Three piece white suite incorporating WC, wash hand basin and bath. Shower over bath with shower screen. Tiling to dado height. Chrome towel radiator. Part tiled. Walk in linen cupboard with shelving and sash and case window to side.

Bedroom 1:

Approx. 21'9x13'9(measured into window recess). An excellent sized double bedroom with double glazed window enjoying views. Cornice. Wooden fire surround with cast iron inset and access into further eaves storage.

Bedroom 2:

Approx. 21'9(into window recess)x11'. Another excellent sized double bedroom with double glazed window to front again enjoying views. Wooden fire surround with cast iron and tiled inset.

Office/Study:

Approx. 9'9x7'. Skylight window.

Bedroom 3:

Approx. 10'7x11'3. Sash and case window looking to rear. Cupboard housing hot water tank. Fitted wardrobe. Wooden fire surround with cast iron inset and hearth.

Outside:

Occupying a generous sized plot there is private driveway leading to the front courtyard with ample parking for a number of vehicles.

Garden grounds are mature laid out mainly to lawn bounded by drystone dyke and screened by mature shrub and fruit trees.

