



3 Hilton Of Balmuir, Dundee
Offers in the region of £440,000

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An outstanding property with amazing views over Dundee!

An exceptionally spacious and well-appointed detached luxury villa, in a small complex of only five houses. Situated at the end of a prestigious driveway, accessed through an impressive sandstone feature entrance.

Hilton of Balmuir is surrounded by farmlands and overlooks the city of Dundee and the Tay estuary.

A rare opportunity to purchase this luxury villa offers you the chance to live in a wonderful location, providing the ultimate in privacy and seclusion, yet within easy reach of the city of Dundee.

The villa sits in an elevated position, affords outstanding views. Dundee sits on the north bank of the River Tay and provides an excellent range of shops, restaurants, bars, professional services and leisure activities. The city is renowned for its cultural facilities and life sciences and is an established centre of excellence in education. The city is growing and developing with the water front undergoing a massive regeneration project, with the addition of the Victoria and Albert Museum. Ninewells teaching hospital, the Universities and the James Hutton Institute are all a short distance away. There is a mainline railway station with services to the north and south. A regional airport, with flights to London Stansted airport.

Edinburgh airport is just over an hours drive away and Glasgow airport being approximately a 1 ½ hours drive.

There is also a wide range of schooling in Dundee with the renowned Dundee High School within the city centre.

The A90 dual carriageway provides fast access to Aberdeen, Perth and Central Scotland.

For the golf enthusiasts there are a number of links courses close by, such as Barry, Panmure, Monifieth, and Carnoustie. St Andrews the home of golf is about 40 minutes drive away.

The world famous Gleneagles courses of Kings, Queens, and the PGA are about 1 hours drive way.

There is sailing on the River Tay, and for the walkers there are the Angus Glens. There are also many country parks nearby.



Vestibule 1.6 x 1.7 (5'3" x 5'7")

A welcoming vestibule entered by a timber and decorative glazed door with glazed side panels in opaque glass. Engineered oak flooring. Corniced ceiling with down lights. Ample room for a hall table etc. An oak and six panel glazed door with two glazed side panels leads you into the reception hall.

Reception Hall 3.9 x 2.3 (12'10" x 7'7")

Bright and spacious reception hall with a bi fold door to the lounge, making this a good entertaining space. Large triple glaze window fitted with louvre blinds, and curtains. Solid oak doors, leading to the Lounge, Kitchen/Family Room/ Breakfast Room, Bedroom Suite, Cloakroom and two cupboards. Oak staircase, leading to the upper floor. Three radiators, providing warmth.

Lounge 7.0 x 4.6 (23'0" x 15'1")

A good size room for entertaining with a bi fold door opening into the reception hall for entertaining a large group of guests. Triple window (triple glaze) with stunning views over Dundee and fitted with louvre blinds and curtains. Beautiful Oak fireplace with inset decorative cast iron coal effect gas fire, with marble hearth. Six pane glazed and oak door with side panels leading out to the reception hall and a six pane glazed and oak door leading into the sun lounge. Corniced ceiling with down lights. Engineered oak flooring. Two radiators to provide warmth.

Sun Lounge 5.7 x 3.2 (18'8" x 10'6")

A room with fantastic views, over the City of Dundee, and the surrounding countryside. There are ten triple glaze windows to enjoy the views from and a triple glazed door leading out into the landscaped garden. Corniced ceiling with down lights. Engineered oak flooring. One radiator, to provide warmth. A lovely room to sit in and read or relax and take in the scenery.





Dining Room 5.8 x 3.9 (19'0" x 12'10")

Kitchen/Breakfast/Family Room 6.8 x 4.3 (22'4" x 14'1")

A superb fitted kitchen with ample wall and base units in solid oak, with a centre island. The units consist of pull out storage racks, cupboards, drawers, shelves and wine racks. There is a runner board above the sink with down lights and the wall cupboards have underneath lighting. Integrated appliances include a Kensington range style cooker with a five ring hob and two ovens and grill, with a Neff extractor canopy above. Neff microwave oven with a Neff fan assisted oven below. Integrated fridge/freezer, Neff under counter dishwasher, 1 ½ bowl stainless steel sink with drainer and mixer tap. Complimentary laminate worktops and tiled splash backs. The centre island consists of two drawers with two cupboards, a wine rack and display shelves with a fitted breakfast table attached all with laminate worktops.

A triple window (triple glaze) with fitted roller blind overlooks the rear garden. Corniced ceiling with down lights, engineered oak floor. Doors lead to reception hall and laundry room. Ample room for free standing furniture for the family room.

Cloakroom (Reception Hall) 1.2 x 1.6 (3'11" x 5'3")

This guest cloakroom is situated in the reception hall and consists of an inset wash hand basin with mixer tap in vanity unit with cupboards below and a circular mirror above. Close coupled WC. Tiled walls behind the vanity unit. Corniced ceiling with down lights. Icon extractor fan. Tiled floor. Radiator.

Cupboard 1.2 x 1.4 (3'11" x 4'7")

Walk in coat cupboard with fitted coat racks. The burglar alarm system is housed in this cupboard. Carpet flooring.

Bedroom 3 6.6 x 4.7 (21'8" x 15'5")

A large double room on the ground floor, with ample room for free



standing furniture. Double south facing triple glaze window fitted with louvre blinds and curtains. Large fitted wardrobes with hanging rails and shelf. Corniced ceiling with down lights. One radiator to provide warmth. Carpet flooring. A beautiful guest bedroom.

En-Suite 3.1 x 2.8 (10'2" x 9'2")

Full wall vanity unit with cupboards and drawers and shelves. Inset wash hand basin with mixer tap with circular mirror above. Back to wall WC. Large shower cubicle with sliding door with mains shower within. Double opaque south facing windows. Fully tiled walls and floor. Corniced ceiling with down lights. Icon extractor fan. Shaver point. Chrome ladder style heated towel rail.

Laundry Room 3.9 x 2.3 (12'10" x 7'7")

Spacious laundry room with a double triple glaze window fitted with roller blind overlooking the rear garden. Timber and glazed door leading out to the garden. Single bowl stainless steel sink with mixer tap inset in unit with laminate surround and a cupboard below. American style Admiral washing machine and an American style Whirlpool tumble dryer. Fitted storage cupboard. Glazed unit wall cupboard. Corniced ceiling with down lights. Tiled floor. Radiator. Door to kitchen and rear hallway.

Rear Hallway 4.4 x 1.3 (14'5" x 4'3")

The rear hallway leads from the laundry room to the garage with doors leading off to the boiler room and cloakroom. Corniced ceiling with down lights. Radiator. Tiled floor.

Cloakroom (Rear Hallway) 2.6 x 1.7 (8'6" x 5'7")

Another lovely cloakroom fitted out with a vanity unit with inset wash hand basin with mixer tap and back to wall WC. Double opaque, north facing window. Corniced ceiling with down lights. Radiator. Tiled floor.

Boiler Room 1.6 x 1.2 (5'3" x 3'11")



This room houses the Grant boiler and the hot water tank, and still leaves room for Hoover etc.

Staircase

A turn staircase, in solid oak, with ornate spindles and balustrade and banister. Carpeted steps and leading to the upper floor.

Upper Landing 6.2 x 3.3 (20'4" x 10'10")

Spacious galleried landing which is carpeted. There is a hatch to the attic which is not floored due to there being ample storage. The ceiling is fitted with down lights. Doors lead off to the various rooms. Radiator to provide warmth. Room for free standing furniture.

Master Bedroom 6.2 x 5.3 (20'4" x 17'5")

En-Suite 4.4 x 3.2 (14'5" x 10'6")

Elegant en-suite with large vanity unit with cupboards and drawers. Twin inset wash hand basins with mixer taps. Full size mirror behind the wash hand basins with lights above. A good size bath with mixer taps. Walk in shower cubicle with sliding door and mains shower within. Close coupled WC. Fully tiled walls and floor.

Double opaque south facing windows allowing in plenty natural daylight. Chrome ladder style heated towel rail. Icon extractor fan. Ceiling fitted with down lights.

Dressing Room 1.5 x 2.0 (4'11" x 6'7")

Walk in dressing room with fitted hanging rail and shelf and shoe storage. Pendant ceiling light. Carpet flooring.

Bedroom 2 7.7 x 3.8 (25'3" x 12'6")

Another spacious bedroom with large double triple glaze window fitted with louvre blinds. Two double door fitted wardrobes with hanging rail and shelf. Two radiators for warmth. Ceiling fitted with down lights. Carpet flooring.

En-Suite



Another plush en-suite bathroom comprising of a corner bath with mixer tap. Inset wash hand basin with mixer tap with mirror above and a back to the wall WC all fitted in a vanity unit with cupboards. Triple glazed velux window fitted. Large walk in shower with sliding door and a mains shower within. Shaver point. Fully tiled walls and floor. Ceiling fitted with down lights. Icon extractor fan. Radiator for warmth. Chrome ladder style heated towel rail. Door also to the hall.

Bedroom 4 5.0 x 3.4 (16'5" x 11'2")

Spacious bedroom, with large fitted wardrobes, with hanging rail and shelf. Double north facing triple glaze window fitted with louvre blinds and curtains. Ceiling fitted with down lights. Radiators to provide warmth. Carpet flooring.

Bedroom 5/Study 5.8 x 3.0 (19'0" x 9'10")

This room is currently being used as a home office, however it could be used as a bedroom or playroom or study if required. Double south facing window with fitted louvre blinds and curtains. Ceiling fitted with down lights. Radiator fitted to room. Carpet flooring.

Garage 6.6 x 6.3 (21'8" x 20'8")

An exceptionally large double garage, with electronic sectional up and over doors. Steps lead down from the rear hallway in the house which have wrought iron balustrade and hand rail. Storage is provided by suspended deep shelving along with cupboards. Double triple glaze window allows in natural daylight. There is a solid timber external door leading out to the rear garden. The garage is lit by four strip lights and there is also power in the garage. Painted block walls and a concrete screed floor.

Front Garden

The driveway is laid in mono blocks to the garage and to the steps leading up to the front door. The steps have a wrought iron balustrade and hand rail. Outside lighting and a power point which is very useful.

With the house being on a corner plot, the landscaped garden with lawn and shrub borders wrap around to the rear garden. As you go around the garden there is a beech hedge for shelter. The septic tank is in the side garden but is tastefully disguised to make a feature. There is also a garden house fitted with a side storage space made of timber which has power and light, and is of a good size. Patio areas for al fresco dining. A small gate leads out to the main driveway.

Rear Garden

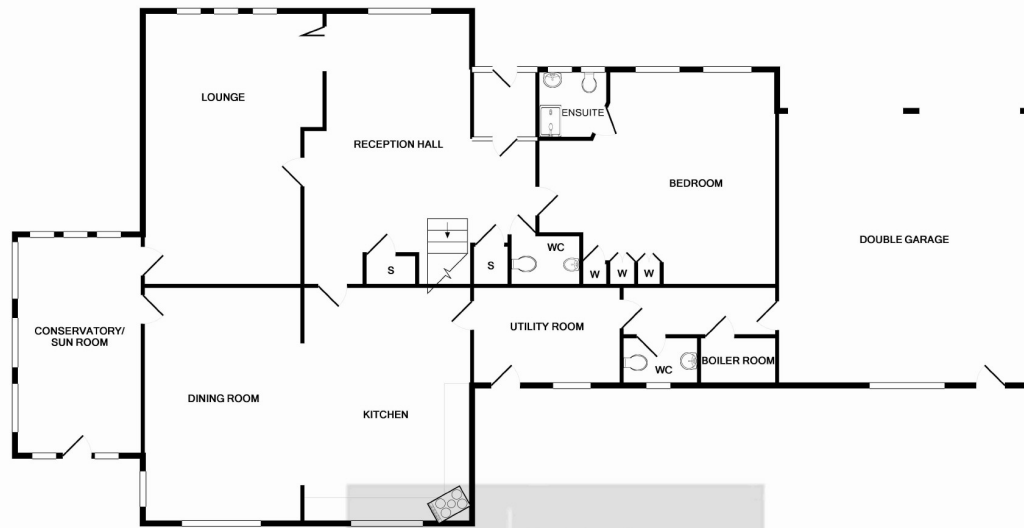
The beech hedge continues along the rear garden and also a feature stone wall runs the length of it. Mainly laid to lawn with shrub borders. A pathway which is laid with slabs goes all the way round the house to the front of the property. There is another patio area and two raised beds for vegetables or flowers. There is a garden seat with arbour over it to sit and enjoy the beautifully manicured garden. Also provided is a rotary clothes dryer situated just outside the laundry room door for convenience. Outside lights.

All in all this is a garden to enjoy and entertain in!

Fixtures & Fittings

All curtains, blinds, floor coverings and white goods and integrated kitchen appliances are included in the sale.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82-100 A		Very environmentally friendly - lower CO ₂ emissions 82-100 A	
81-81.9 B		81-81.9 B	
73-80.9 C	73	69-80 C	
69-72.9 D		65-68 D	68
65-68.9 E		55-64 E	
61-64.9 F		45-54 F	
55-60.9 G		35-44 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC

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