

# Tigh-An-Dalloch

Strathmartine | Dundee



# Galbraith



## An excellent smallholding opportunity on the fringe of Dundee.



Strathmartine 1 mile | Dundee 4 miles | Perth 22 miles | Edinburgh 62 miles  
(All distances are approximate)

Tigh-an-Dalloch – 4-bedroom house

Plant Nursery and Greenhouses

Useful Outbuildings and Stables

Accessible location a short drive from Dundee

**Lot 1:** Tigh- an-Dalloch, Outbuildings and approximately 5 acres

**Lot 2:** Paddock extending to approximately 4.09 acres

**For Sale as a Whole or in two Lots**

# Galbraith

Lynedoch House | Barossa Place | Perth | PH1 5EP

T: 01738 451111 | E: [perth@galbraithgroup.com](mailto:perth@galbraithgroup.com)

[galbraithgroup.com](https://galbraithgroup.com)

## Situation

Tigh-An-Dalloch is ideally located near the village of Strathmartine on the fringes of the city of Dundee enjoying an elevated position over its land and buildings. The property sits approximately 4 miles to the north of Dundee city centre enjoying excellent access links to the Central Belt and to the east coast of Scotland.

The City of Dundee offers a wide plethora of services that will meet almost all of the needs of the modern family. There are a host of local primary and secondary schooling opportunities with a multitude of state school options as well as independent schooling opportunities. Independent schooling opportunities at the High School of Dundee and slightly further afield, Lathallan School at Johnshaven or Strathallan School at Forgandenny. Dundee has shed the skin of its former traditional self, becoming a cultural hub for the arts and technology, offering an attractive waterfront along the River Tay. The opening of the V&A Museum and Slessor Gardens are notable examples. The city still enjoys its history and heritage and offers opportunities to delve into the rich past of the city and indeed, the County of Angus, with access to a range of traditional field sports and outdoor activities.

For the sportsman, Dundee offers a wide variety of opportunities; with the city providing two professional football clubs as well as amateur footballing and rugby club opportunities. The championship golf course 'The Old Course' in St Andrew's is a short drive away across the Tay Bridge, hill walking opportunities can be found in the renowned Angus Glens which boast a number of challenging Munros and Corbetts. The River Tay represents a great opportunity to enjoy salmon fishing along with challenging shooting and stalking being available throughout Angus and adjoining Perthshire during the season.

## Description

Tigh-An-Dalloch offers a neat small holding package in a highly commutable location. The property sits at the heart of the unit above the roadside enjoying splendid views over its land to the east and west. The land extends to approximately 9 acres in the form of uniform paddocks offering ideal grazing for horses or livestock. An extensive range of outbuildings supports the land with stables and general purpose buildings. Tigh-An-Dalloch was formerly operated as a plant nursery so a number of glasshouses are present which could be revitalised for their former use or alternatively, offer a footprint for further outbuildings subject to the necessary planning consents being obtained.





There is potentially some development opportunities on the fringes of the yard and steading site offered by natural hedgerow boundaries with direct access to the public road network; no investigations have been made by the sellers and these opportunities would be subject to the necessary planning consents being obtained.

## Tigh-An-Dalloch

Tigh-An-Dalloch is a one and a half storey property with a timber frame construction having been constructed by the family of the current owners in the 1960s. The dwelling has a rendered exterior under a concrete tile roof. The property enjoys both easterly and westerly outlooks over the paddocks included in the sale.

The house offers flexible accommodation with bright reception spaces and a useful rear porch providing easy transition to external spaces. The entrance hall leads to a downstairs office space adjacent to a welcoming sitting room with an ample kitchen found at the rear of the property. A fourth bedroom is also found at the front of the house. A porch at the rear provides a useful space as a log store or boot room. The first floor provides a hallway with useful storage space and three bedrooms, one complete with en-suite.

The dwelling benefits from tidy garden spaces at both the front and rear with a mature broadleaved shelter belt at the rear. The outbuildings are neatly packaged at the rear and side of the dwelling.

## The Outbuildings

Tigh-An-Dalloch has historically been operated as a plant nursery and market garden so offers useful outbuildings and extensive glasshouses pertinent to this purpose. Furthermore, a brick-built stables provides a useful equestrian space which can be expanded upon by an incoming purchaser. The outbuildings sit to the rear of the dwelling, well shielded by natural woodland. The farm buildings at Tigh-an-Dalloch can be summarised as below:

### **Implement Shed (approximately 14.35m x 9.18m)**

Steel and timber framed building with corrugated sheeting roof and walls and a concrete floor. A roller door provides machinery access, a ramp leads to the workshop as detailed below. Mains electricity is supplied.



**Workshop (approximately 10.64m x 9.18m)**

Breeze block walls with a timber and steel frame, corrugated sheeting roof and concrete floor. Accessed via the Implement shed, or via a pedestrian external door. A securable chemical store is located in the corner of the building. Mains electricity is supplied.

**Stables (approximately 13.7m x 4.51m)**

Brick built building with internal cement block and brick walls dividing the five stables. Concrete floor throughout with a box profile sheeting roof.

**Potting Shed (approximately 8.98m x 7.11m)**

Cement block walls under a corrugated sheeting roof with concrete floor. Mains electricity is supplied.

**General Purpose Shed (approximately 7.84m x 4.42m)**

A brick built building with concrete floor under a box profile sheeting roof with a useful sliding metal door.

**Garage (approximately 15.4m x 9.25m)**

Timber framed building with corrugated sheeting walls on three sides, one open side. Concrete floor with corrugated sheeting roof, accessed via two sliding doors providing in-out access for vehicles and machinery.

**Nursery Glasshouses (approximately 16m x 19m)**

5 berths of glasshouses form one unit, internally the unit is split in two, with 2 berths constructed of  $\frac{1}{3}$  breeze block and  $\frac{2}{3}$  glass with metal framing, the further 3 berths are constructed of metal frames with a glass roof and webbing material at tension to form walls. Galvanised guttering runs the length of each valley with downpipes at each end. The glasshouses are supplied with water.

**Glasshouses (approximately 24.91m x 19.5m)**

Metal framed structure with three berths forming one contiguous glasshouse.

**2 Glasshouses (approximately 6.61m x 6.28m and 4.55m x 5.45m)**

Two smaller glasshouses stand separately, metal framed with glass walls and roof, with heating provision.

**Old Henhouse (approximately 10m x 7.17m)**

A timber building raised up on concrete blocks. An operational cold room is fitted internally, mains electricity supplies the building



## The Land

Tigh-An-Dalloch sits within about 9.09 acres (3.68 hectares) of uniform paddocks offering a range of potential uses grazing for horses or livestock offering the ideal opportunity to operate a smallholding. The land is classified by the James Hutton Institute as being Grade 3.1 indicating the soil could support good yields of certain crops but would offer productive grass grazing for livestock. The land is relatively flat, sitting between 89m and 98m above sea level and is generally flat lying with a very slight northerly aspect as the land slopes down slightly to meet the Dighty Burn.

Lot 2 comprises approximately 4.09 acres and comprises a fenced paddock capable of haylage production and livestock grazing.

## General Information

### Method of Sale

Tigh-An-Dalloch is offered for sale as a whole or in two lots.

### Services, Council Tax and Energy Performance Certificate(S)

| Council Tax | Water | Electricity | Drainage | Heating          |
|-------------|-------|-------------|----------|------------------|
| Band F      | Mains | Mains       | Private  | Oil & Wood Fired |

### Directions

Heading west on the Kingsway in Dundee, take the Strathmartine Road exit heading north and follow the road for approximately 0.5 miles before taking the second exit on the roundabout to continue on Strathmartine Road for a mile. Turn left at Rosemill Road and follow the road for 0.2 miles, Tigh-An-Dalloch will be visible on the right hand side of the road.



### Solicitors

Lindsays, Seabraes House, 18 Greenmarket, Dundee, DD1 4QB.

### Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

The eastern paddock has an area that has a 10% chance of flooding each year.

### Servitudes

A wayleave agreement is in place for Pylon structures crossing the property granting the landowner annual payments.

Please contact the selling agent for more information.

### Local Authority

Angus Council, Orchardbank Business Park, Forfar, Angus, DD8 1AN.  
Tel: 01307 476063

### Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

### Viewings

Strictly by appointment with the Selling Agents.

### Anti Money Laundering (AML) Regulations

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

### Health and Safety

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

### Finance

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. Please note, Galbraith acts as an introducer only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent, or contact Ian Hope in confidence [ian.hope@galbraithgroup.com](mailto:ian.hope@galbraithgroup.com).

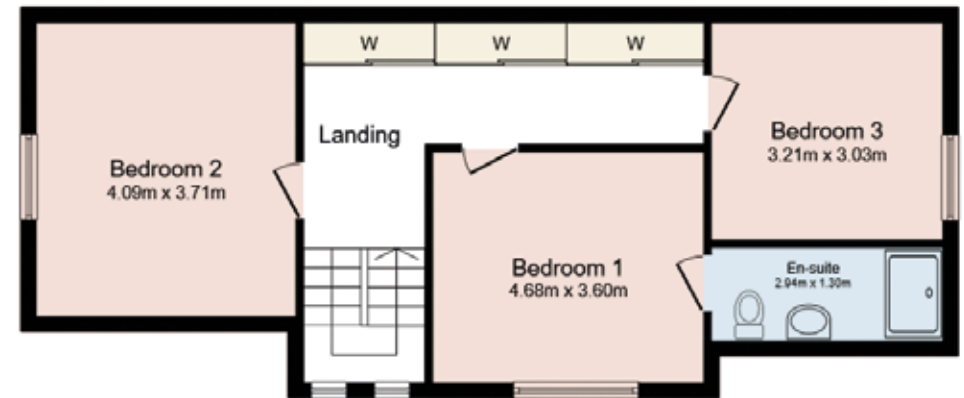
## Floor plans

**Approx. Gross Internal Area**  
**1139.57 Sq Ft - 105.87 Sq M**

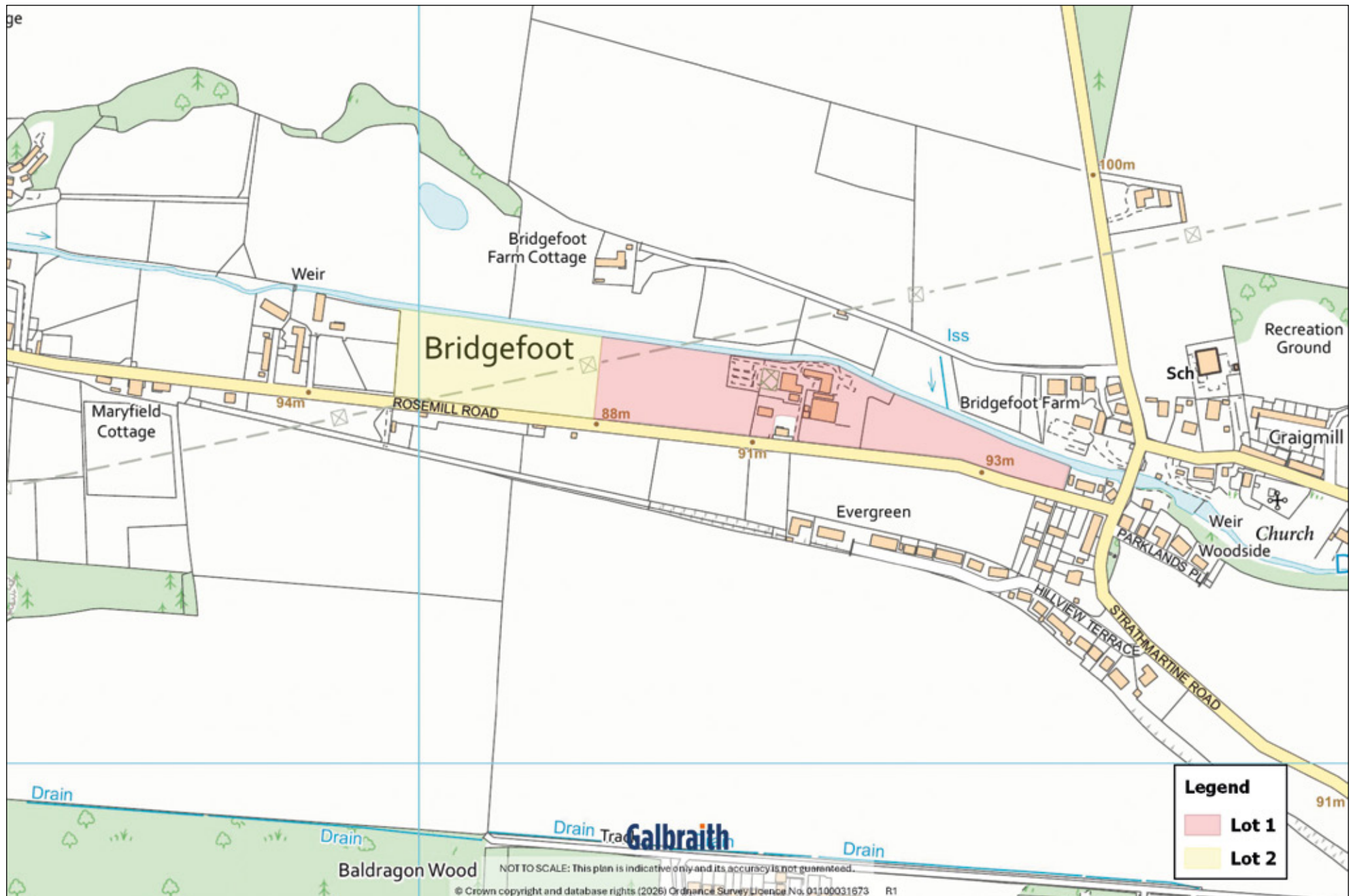
For identification only. Not to scale.

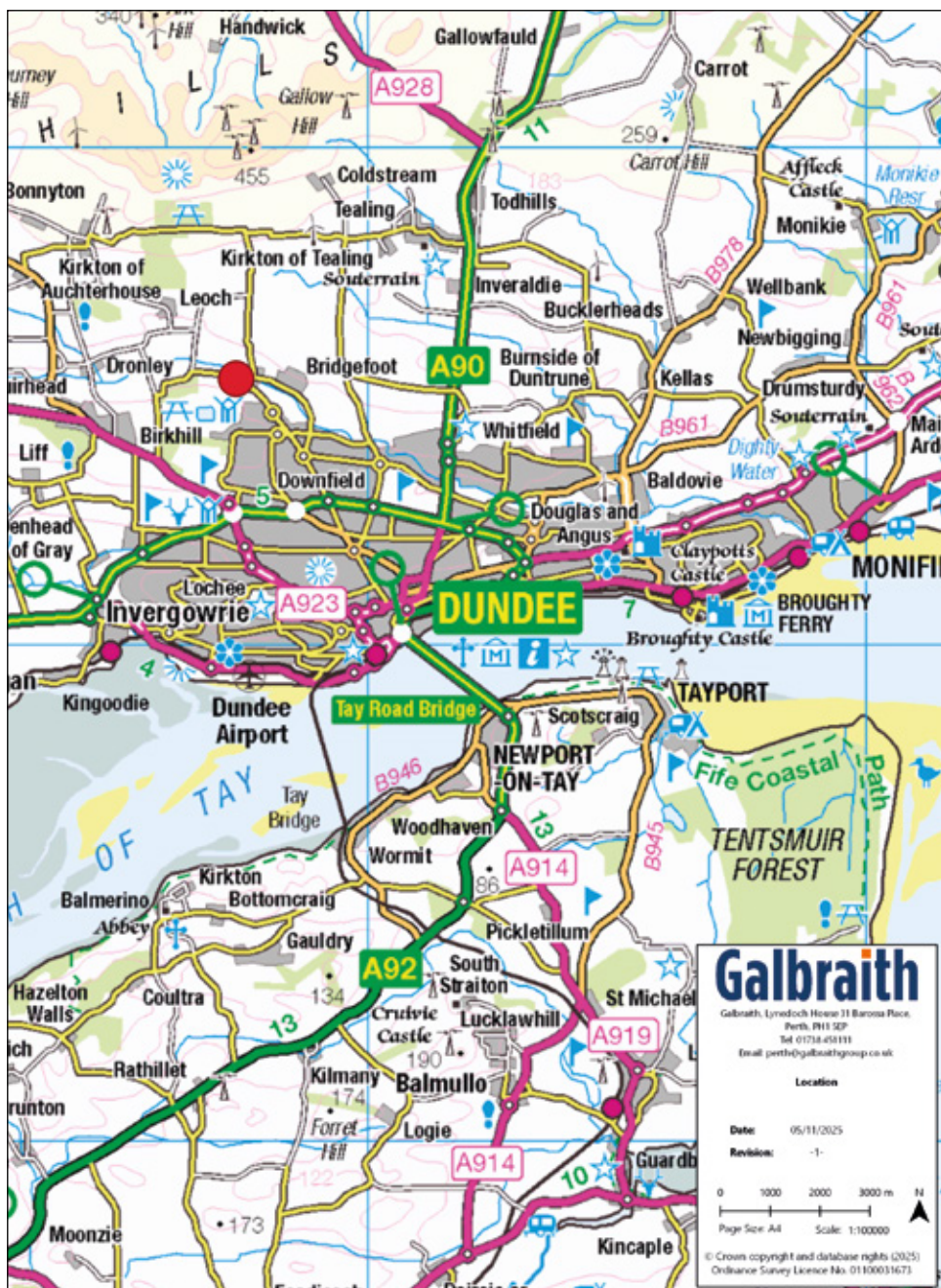


**Ground Floor**



**First Floor**





**IMPORTANT NOTES:** 1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4. Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5. Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6. Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held, and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in October 2025.



Galbraith