

Galbraith

THE OLD WATERMILL

BALNUITH FARM, TEALING, DUNDEE, ANGUS



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A stylish contemporary barn conversion with stables and paddocks in a superb location close to Dundee.

Dundee City Centre 5.5 miles ■ Forfar 10 miles ■ Perth 25 miles

5.54 acres (2.24 hectares)

Offers Over £510,000

- 2 reception rooms. 4 bedrooms
- Well proportioned, bright rooms with ample reception space
- Well maintained gardens with lovely vies over the surrounding countryside
- Spacious yard with newly built stable blocks
- Well maintained paddocks
- Superb rural position ideally located for Dundee

Galbraith

Perth
01738 451111
perth@galbraithgroup.com



SITUATION

The Old Watermill is situated in a rural location about a mile west of the hamlet of Tealing, surrounded by the beautiful Angus countryside. There is excellent access on to the A90 with Dundee city centre being a mere 15-minute drive away. The City of Dundee offers a wide array of services and amenities including local and national retailers, banking and leisure facilities, 2 Universities, cinemas, bus and train stations as well as an airport with regular flights to London.

Both Edinburgh and Aberdeen can be reached in over an hour by car and host a further range of amenities including International Airports.

Angus offers a breadth of recreational opportunities and The Old Waterhouse is ideally placed to make the most this vibrant county has to offer. The nearby Angus Glens provide a myriad of walking and cycling trails and a number of Munros all within easy reach. There are many golf courses within easy reach including courses in Dundee, Kirriemuir and Forfar.

DESCRIPTION

The old Watermill is a most attractive contemporary barn conversion sitting within a well tended garden with great views over the surrounding countryside. The house has a stone exterior lying under a slate roof with double glazing throughout.

The house provides a wealth of bright and spacious accommodation over two floors. The kitchen/dining/living room benefits from an excellent range of wall and base units, integrated appliances and a woodburning stove, it enjoys dual aspect views over the garden and paddocks and is a superb family space. The ground floor has two double bedrooms and a shower room and there is a further double bedroom with an ensuite bathroom that is currently used for dog grooming.



The first floor opens up into a most wonderful sitting room/games room which is ideal for entertaining guests as well as providing a fantastic family space. It benefits from a balcony via French doors as well as a Juliette balcony providing ample light and enjoys spectacular views over the paddocks and surrounding countryside. The first floor is completed by the principal bedroom with an ensuite as well as a WC.

ACCOMMODATION

Ground Floor: Front Hall, Kitchen/Dining/Living Room, Utility Room/Larder, Double Bedroom with Ensuite, 2 Further Double Bedrooms, Shower Room, Storage Cupboards.

First Floor: Sitting Room / Games Room, Principal Bedroom with Ensuite, WC.

GARDEN (AND GROUNDS)

The Old Watermill sits within delightful and well-maintained grounds that provide an attractive backdrop with great views over the surrounding countryside. A good-sized paved parking area provides ample parking as well as space for a newly built summer house with a hot tub. Wrapping around the rear of the house is a lovely garden, mostly laid to lawn with mature trees and hedging providing structure and privacy. there is a useful garage at the top of the garden as well as a summerhouse.

Adjacent to the house is a spacious yard with two newly built timber stable blocks, the stables have concrete floors and can be split into stables or kept open for storage. The yard and stables benefit from their own access off the hared access track. The yard and stables are complimented by approximately 4.58 acres which is split into a number of good-sized paddocks and is ideal for horses as well as potentially for smallholding use or extended gardens.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Oil	Band F	D	Copper	YES

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

The Old Watermill has a right of access over a shared access track.

DIRECTIONS

From Dundee, take the A90 North, come off at the unction signposted Tealing and Auchterhouse. Continue through Tealing and after approximately 0.7 miles turn left, down the road signposted Balnuith. The Old Watermill is the first entrance on the left after the sheds.

POST CODE

DD4 0RE

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///mint.wiped.belly

SOLICITORS

Lindsays, Seabraes House 18 Greenmarket Dundee DD1 4QB

LOCAL AUTHORITY

Angus Council, Angus House, Silvie Way, Forfar, Angus, DD8 1AX





FIXTURES AND FITTINGS

The window blinds, fridge freezer, dishwasher and oven are included within the sale. The hot tub, hay bars and fitted rubber mats in the stable block are also included. No further 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.

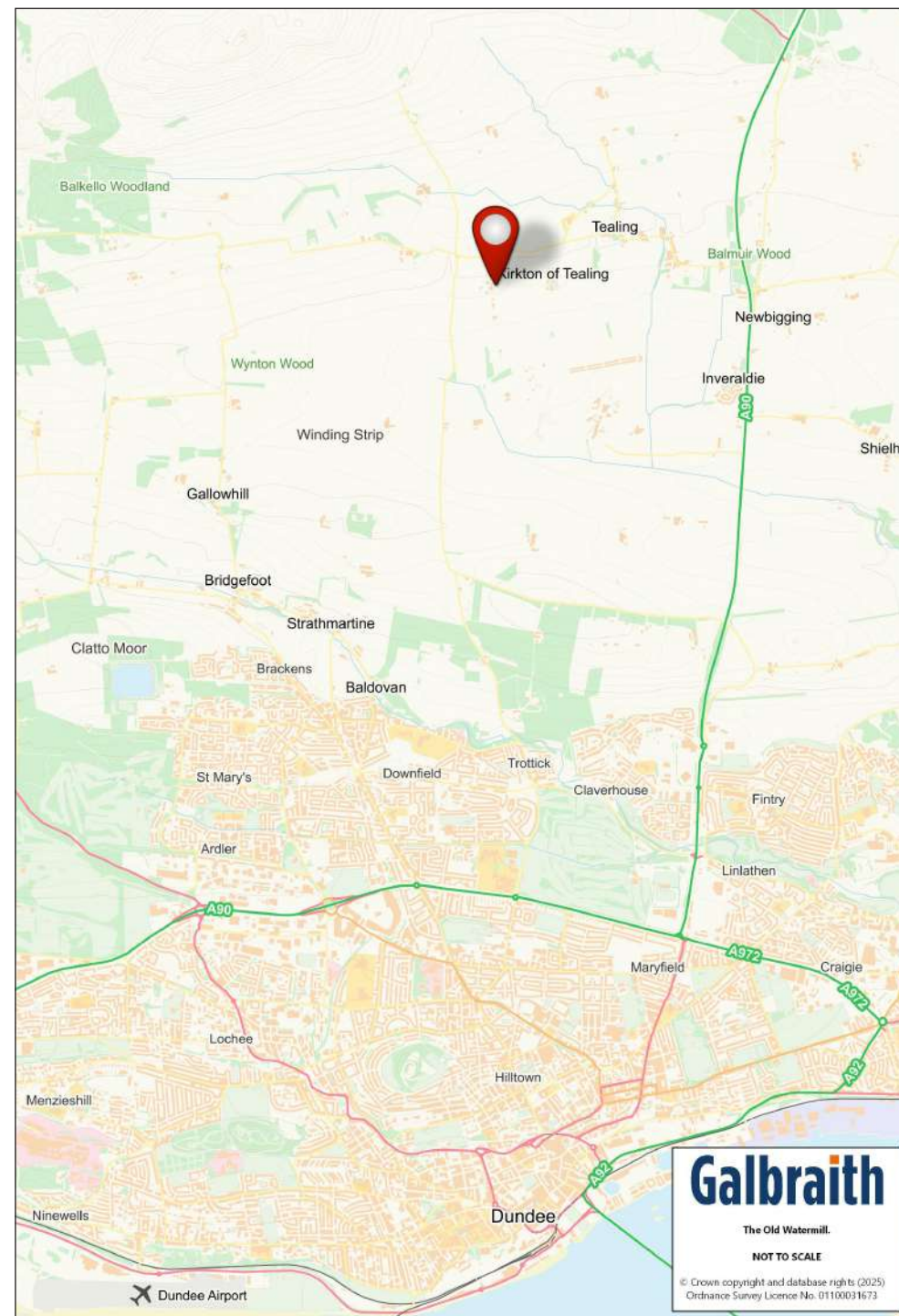
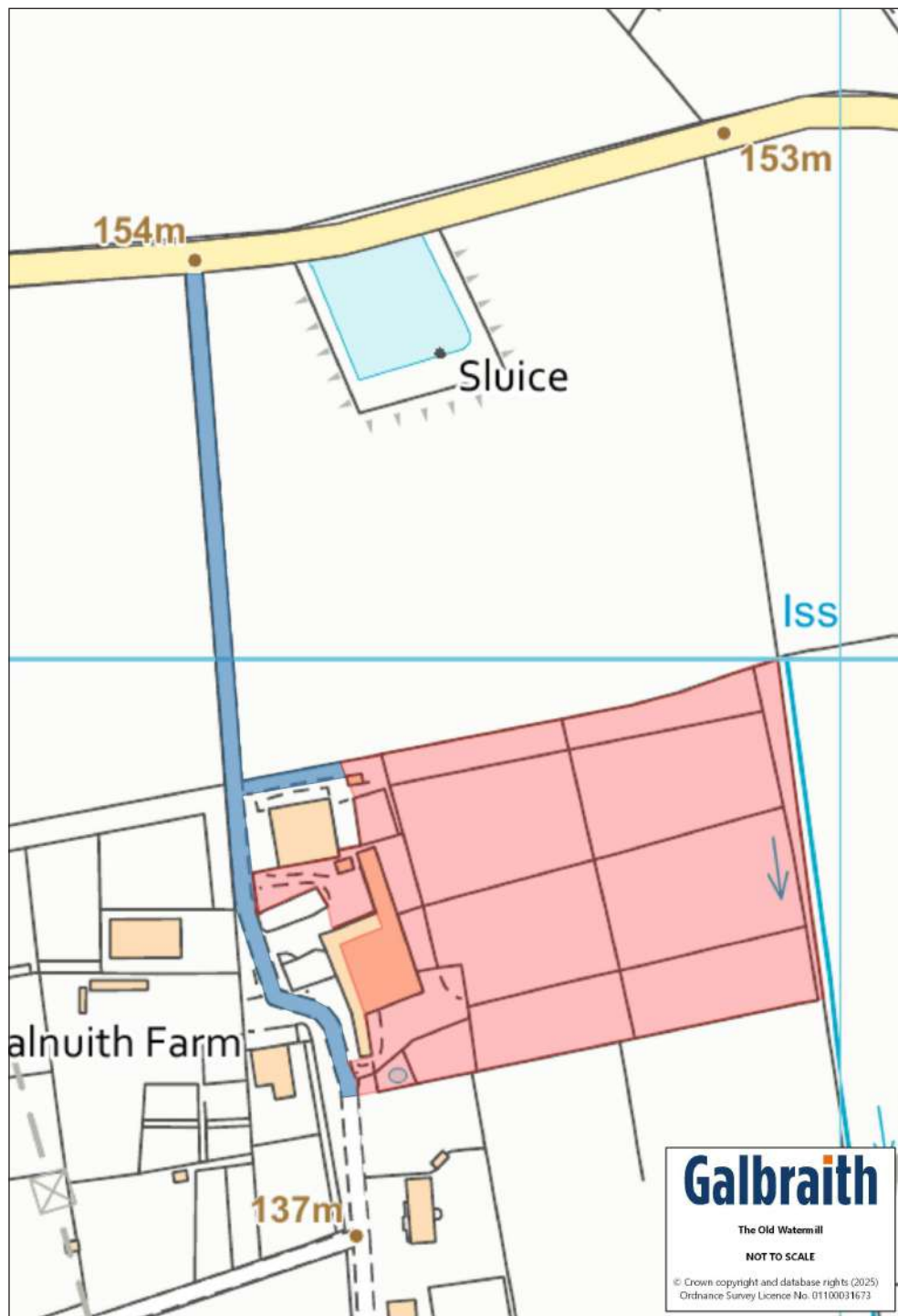
HEALTH & SAFETY

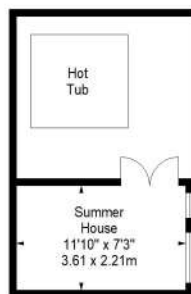
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.



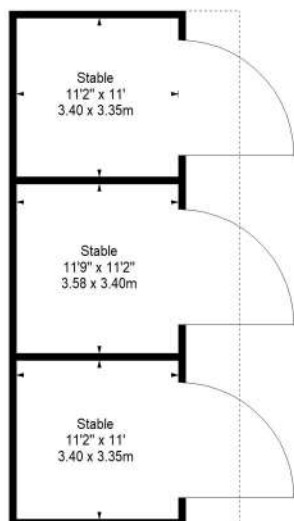






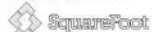


Ground Floor

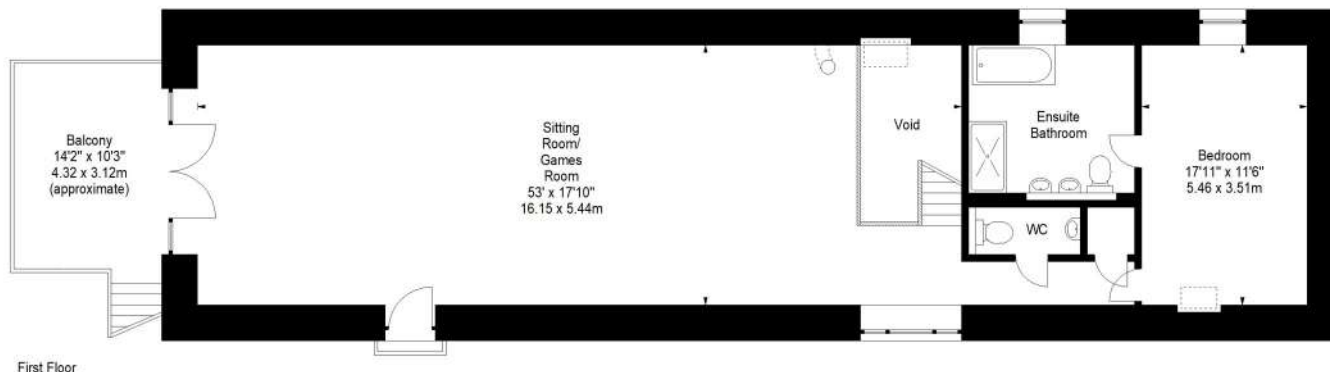


Ground Floor

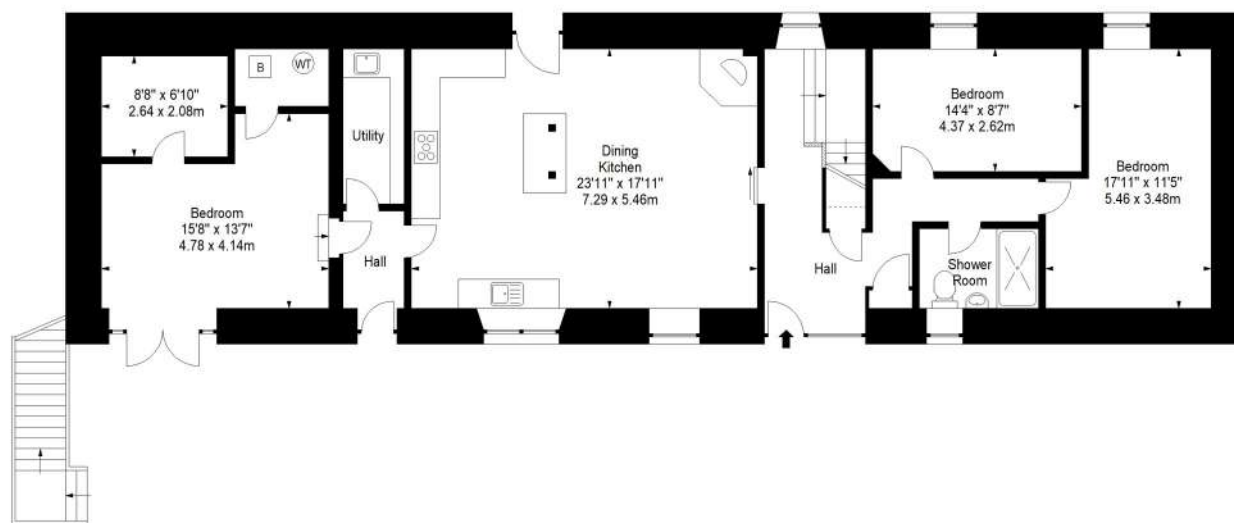
**The Old Watermill,
Tealing,
Dundee,
Angus, DD4 0RE**



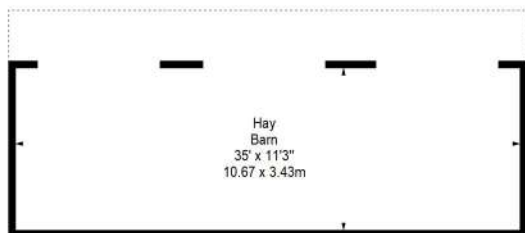
Approx. Gross Internal Area
2828 Sq Ft - 262.72 Sq M
Summer House, Stables & Hay Barn
Approx. Gross Internal Area
1014 Sq Ft - 94.20 Sq M
For identification only. Not to scale.
© SquareFoot 2025



First Floor



Ground 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 July 2025.



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