



**Thorntons**  
The right way to move

Beech Cottage,  
Balruddery Mews,  
Invergowrie, Dundee  
DD2 5LJ





## Summary

An exclusive development of just three executive detached villas, set within a peaceful rural setting on the outskirts of Dundee. These thoughtfully designed homes combine contemporary living with a high-quality finish, offering spacious and flexible accommodation ideal for modern lifestyles.

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## Features

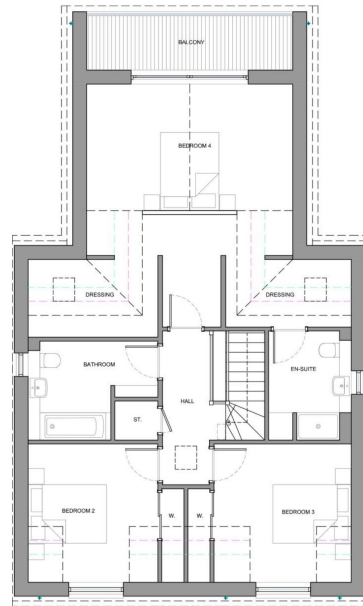
- Rural Setting
- Bright Open Plan Kitchen, Living & Dining area
- Generous, Flexible Separate Lounge
- Principal Bedroom with En-suite & 2 Dressing Rooms
- Gnd Floor Bedroom with En-suite Shower Room
- 2 Additional Dbl Bedrooms
- Family Bathroom
- Large Gardens
- Parking
- Air Sourced Heating

## Room Measurements

Lounge - 3.34m x 6m  
Kitchen / Dining / Family - 5.36m x 6.00m  
Bedroom 1 - 4.50m x 3.25m  
Utility Room - 3.34m x 2.26m  
Master Bedroom - 5.36m x 4.36m  
Bedroom 2 - 3.34m x 3.57m  
Bedroom 3 - 3.54m x 3.57m  
Bathroom - 3.34m x 2.57m



# Floorplan



## 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

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.

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