



**GILSON GRAY**

LAW • PROPERTY • FINANCE

## PITKERRO MILL

Kellas Road, Baldovie, Dundee, DD5 3NX

## C-LISTED FORMER MILL IN DUNDEE

Offering an exciting opportunity to purchase a truly unique, historic home in Dundee, Pitkerro Mill is a C-listed former mill dating back to 1589 and converted into a residential property in the 1980s. The home accommodates four bedrooms, two reception rooms, two kitchens, and three bathrooms (plus a WC), as well as low-maintenance gardens, a detached double garage, and a private driveway.



On approach to the handsome stone-built property, the history is immediately apparent, with the characterful cast-iron wheel a strong nod to the mill's former working days. A vestibule welcomes you inside and leads through to an impressive entrance hall with a WC and rear external access.

### FEATURES

- C-listed former mill in Dundee
- Characterful stone-built property
- Entrance vestibule and hall
- Generous living room with deck
- Large kitchen/dining room
- Second kitchen
- Family room
- Four double bedrooms
- One Jack-and-Jill en-suite bathroom
- One en-suite shower room
- Separate bathroom
- Low-maintenance gardens
- Detached double garage
- Private driveway





On your left, double doors open into a generous kitchen, with plenty of room provided for a large dining area, where attractive wood cabinets are accompanied by spacious worktops and neutral splashback tiling. A large utility/cloak room supplements the kitchen. The grand staircase from the hall splits with one side leading to the first floor, and the other taking you to the second floor. On the first floor, a living room, two bedrooms, and a bathroom can be found. The living room occupies a particularly generous footprint and features characterful ceiling beams, as well as two sets of patio door opening onto a deck with tranquil, open views.



## FOUR DOUBLE BEDROOMS

One of the bedrooms is spacious and airy, with ample room for freestanding furniture, whilst the other is accompanied by a walk-in wardrobe and an en-suite shower room. The bathroom on this floor comprises a corner bath with an overhead shower and a folding glazed screen, a WC-suite, a chrome towel radiator, and a mirrored vanity cabinet. The principal bedroom is on the second floor and is supplemented by a naturally lit dressing room, a separate walk-in wardrobe, and a Jack-and-Jill en-suite bathroom, which can also be accessed from the remaining double bedroom (reached separately via another set of stairs from the first-floor landing).





Returning back to the ground floor, the west wing is completed by a kitchen and a family room, accessed via a separate external entrance and hallway, offering potential for a self-contained annexe with the living room and bathroom above – ideal for elderly live-in relatives, older children, or as a rental unit (subject to the correct permissions).

Externally, the characterful home is accompanied by low-maintenance gardens to the front, side, and rear, mainly paved for easy upkeep, with areas of lawn and potential to create a landscaped, functional outdoor space. Excellent private parking is provided by a detached double garage and a private driveway.

Extras: The AGA Range Cooker is included in the sale.



## DUNDEE

Scotland's fourth largest and notably sunniest city, Dundee lies on the east coast, on the Firth of Tay estuary, and was recently voted by the Sunday Times as one of the top twelve places to live in Britain. A historic port and now a UNESCO City of Design, Dundee is brimming with culture; boasting a regenerated waterfront with two nautical museums (RRS Discovery, Captain Scott's Antarctic expedition ship, and the 19th-century warship, HM Frigate Unicorn) and the architectural triumph of the newly opened V & A Dundee, Scotland's first design museum. Further museums, arts centres and theatres can be found across the city, along with a vibrant array of bars and restaurants. A wildlife centre, cinemas and excellent sports and leisure facilities are also on offer. Largely walk-able, Dundee provides a delightful and convenient shopping experience, hosting a wide selection of high-street retail outlets, shopping centres (one with a large public library) and supermarkets. The city provides education at all levels, with private and state institutions and one of the UK's leading universities. Major road and rail links connect Dundee to the rest of Scotland and further afield, whilst Dundee airport also offers flights to London City Airport.

EPC RATING:

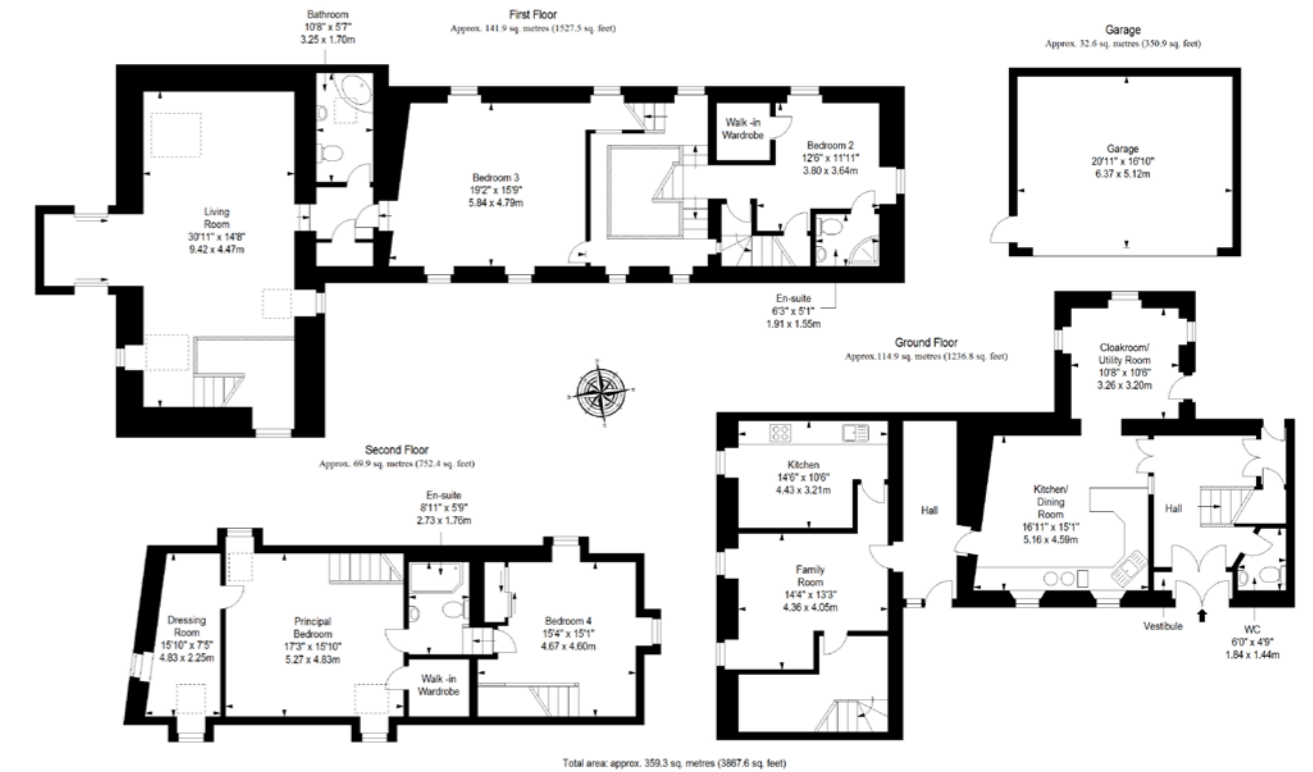
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COUNCIL TAX BAND:

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VIEWINGS

By appointment with Gilson Gray on 01382 201 000





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