



Beautifully designed contemporary house in the countryside close to Dundee  
Newmilne House, Rosemill Road, Bridgefoot, by Dundee, Angus, DD3 0RW

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Dundee 5 miles

Perth 23 miles

- Vestibule, hall, open plan living / dining / kitchen, cinema room, gymnasium, utility room and WC
- Master bedroom with en suite bathroom, dressing room/additional bedroom, bedroom with en suite bathroom, further bedroom, family bathroom, galleried study
- Double garage, kennel, greenhouse, garden shed
- Garden

About 0.74 acres

EPC rating = C



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## Situation

Newmilne House is situated in an attractive rural location on the banks of the Dighty Burn on the outskirts of Bridgefoot which is just to the north of Dundee. There is a local shop and petrol station in Birkhill but Dundee offers all the facilities expected of a major city, with extensive shopping, leisure and business services. It is an established centre of excellence in education and life sciences, and has renowned cultural facilities. Dundee Airport has flights to London Stansted and there are rail services to the north and south, including a sleeper to London. The A90 dual carriageway provides easy access to Aberdeen, Perth and the south. There are primary schools at Strathmartine and Birkhill and secondary schooling is in Monifieth. Private schooling is available at the High School of Dundee and St Leonards in St Andrews.

The recreational opportunities in the area are excellent. Templeton Woods (1 mile) and Camperdown Country Park (2 miles) have a network of trails ideal for walking, riding and cycling. There are golf courses at Downfield, Piperdam, Murrayshall and Perth, with Rosemount, Gleneagles, St Andrews and Carnoustie all within easy driving distance. Fishing can be taken on the River Tay and there are stocked fisheries locally. There is horse racing and polo at Scone Palace. The Perthshire hills, the Angus Glens and the Sidlaw Hills are all easily accessible and popular with walkers. There is a café and gift shop at Templeton Woods that is open all year round and is dog friendly. There are lots of excellent hacking routes in and around the area.

## Description

Newmilne House is a spectacular architect designed property of exceptional quality. Constructed in 2005, it is characterised by a combination of natural materials, modern technology and innovative design. The house is clad in a mixture of Douglas Fir and Clashach stone with a slate and lead roof. The clean lines of the house are set off by irregular roof lines and asymmetric windows. Concealed gutters and copper downpipes are indicative of the attention to detail that is apparent throughout the property. It is an extremely well maintained and well presented property.

A convex timber door opens into a vestibule with a walk in cloaks cupboard and then to an impressive open plan hall and living area where a stunning helical staircase forms the centrepiece of the house. In addition to providing a spectacular focal point, it divides the living space which incorporates a kitchen, formal sitting area, dining area and informal seating.





The kitchen with glass fronted units and granite worktops has an impressive range of integrated appliances by Kuppertsbusch. The utility room is fitted with matching units. An informal sitting area links the kitchen with the formal dining area where a vaulted roof and walls in natural stone frame large windows and French doors that open onto the garden. The formal sitting area is bright and spacious and has a living flame fire as a focal point. Grooved walnut panels placed strategically throughout the house provide storage, define spaces and add a unique style. The cloakroom is tiled with a washbasin, WC and walnut panelling.

A cinema room and gymnasium which are in a self contained wing of the house provide extra living space but could also be converted into additional guest accommodation depending on a buyer's requirements, and subject to obtaining the relevant consents.

The central staircase, designed and built by the current owner, has floating walnut stair treads and mood lighting integrated into the handrail. It leads up to a galleried landing on the first floor.

The master suite with bathroom and dressing room is exceptional. The spacious bedroom has a balcony overlooking the garden and a dressing area with views to the Sidlaw Hills. The bathroom, with its broad curved wall, has an impressive Kohler Jacuzzi bath, a multi-jet shower and Alessi sanitary ware. The dressing room is fitted out with large walk in cupboards (and could revert to an additional bedroom if required).

The guest bedroom has an en suite bathroom and its own balcony. The third bedroom is beside a family bathroom fitted with Philippe Starck sanitary ware. A galleried study overlooks the living room.

A sophisticated programmable lighting system by Lutron Homeworks brings the house alive at night, with Erco light fittings highlighting key design features throughout the property.

An extensive home entertainment system by Bang & Olufsen is wired throughout the main living areas and kitchen as well as the master suite and the family bathroom. There is an integrated Panasonic system in the cinema room and gym.

## Outside

Newmilne House is approached through security gates and a shared private driveway which leads to gravel parking beside the house. There is a Japanese style garden at the front of the house with raised planters. A lawn wraps around the back of the house where there is an enclosed garden with lawns, paved seating area and which runs down to The Dighty Water which runs along the northern boundary of the property. A large decked area overlooks the burn and the frame of a garden pavilion (unfinished) with covered flooring is in place and ready for a buyer to finish to their preference, if wanted, to create an outdoor living area.

## Outbuildings

A double garage, designed to complement the house, has a remote controlled door and is served with light and power. A ladder gives access up to a floored mezzanine storage space. Subject to obtaining the relevant planning consents, the garage could be converted into additional accommodation or an office. There is a greenhouse behind the garage, and a kennel next to the house. There is a large wooden garden shed with a lean to store behind.

## General Remarks

**Viewing:** Strictly by appointment with Savills – 01356 628628.

**Directions:** From the Dundee Kingsway (A90) follow the A923 Coupar Angus Road for about 1.2 miles until turning right towards Bridgefoot and Auchterhouse. After 0.7 miles turn right towards Bridgefoot. The entrance to Newmilne House is on the left hand side after about 170 metres.

Alternatively take the Strathmartine Road off the roundabout on the Dundee Kingsway (A90), just to the east of the Kingsway Retail Park (Tesco), signposted Downfield and Strathmartine Hospital. Continue on Strathmartine Road, straight over the roundabout with Balgowan Avenue. At the next roundabout bear right and proceed out of the city and on to Bridgefoot. In Bridgefoot, turn left onto Rosemill Road and the entrance to Newmilne House is on the right hand side after about 0.6 miles.

If coming from the north on the A90, take the turning for Tealing and Auchterhouse, about 3.5 miles north of Dundee. Proceed through Tealing and continue on this road for about 4.8 miles until reaching Bridgefoot. At Bridgefoot turn right onto Rosemill Road and proceed as above.

**Outgoings:** Angus Council tax band G.



**Services:** Mains water and electricity. Private drainage. Oil fired underfloor heating and Cat 5 cabling.

**Solicitors:** Michael A Brown, 17 South Tay Street, Dundee, DD1 1NR.

**Access:** The tarred private driveway, shown blue on the plan, is shared with the neighbouring property.

**Fixtures and Fittings:** Integrated audio equipment, light fittings, fitted carpets, curtains and blinds are included in the sale. The stone bench and pyramid garden sculptures are specifically excluded from the sale.

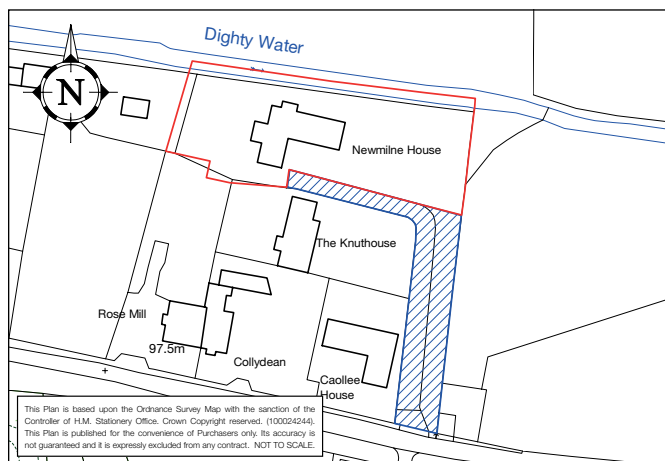
**Servitude Rights, Burdens and Wayleaves:** The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

**Possession:** Vacant possession and entry will be given on completion.

**Offers:** Offers must be submitted in Scottish Legal Form to the Selling Agents. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

**Purchase Price:** A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the seller or his agents.

**Important Notice:** Savills, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Our Ref: DRO170926



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Gross internal area (approx)  
**420.93 sq.m (4531 sq.ft)**

For Identification Only. Not To Scale.  
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