



1b Ballumbie Drive, Dundee, DD4 0NP

- Desirable location
- Semi-detached villa
- Three double bedrooms
- Dining kitchen
- Large lounge
- Two Bathrooms
- Master with luxury Ensuite
- Double driveway
- Large level garden
- EPC Rating C

Set within the popular residential area of Ballumbie, this three bedroom villa has spacious accommodation set over four levels. Contemporary in both layout and decor the property has been immaculately maintained by the current owners and features a high quality build by well regarded homebuilders DJ Laing.

The accommodation comprises entrance hall, two double bedrooms one with built in wardrobes, a good sized shower room and staircases to the first and lower levels. The generously proportioned master bedroom is located on the first floor and features inbuilt storage and a beautifully presented ensuite shower room fitted with high-quality sanitary wear. The main living accommodation which is located on the lower two levels

of the property is open plan with a spacious and well equipped kitchen and dining area and a large lounge with impressive double height ceiling. Access to the rear gardens is provided by way of French doors from the lounge.

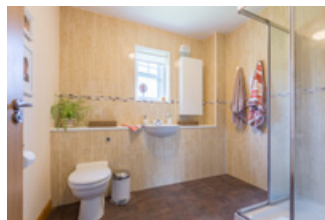
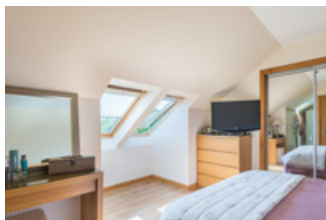
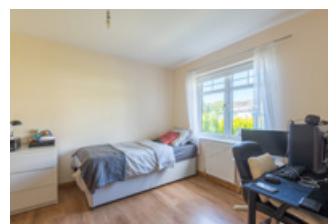
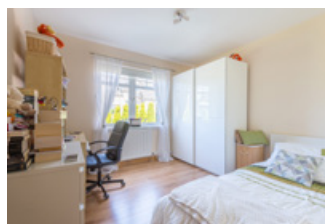
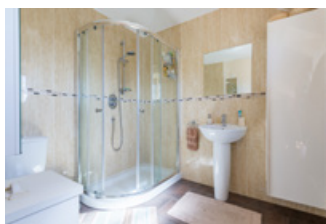
The property boasts high specification with efficient gas central heating system, full double glazing and decor throughout is modern and neutral.

Externally there is a large double driveway and the rear gardens are of good size, fully enclosed and laid mainly to lawn.

Please note: The property will have any remaining NHBC cover included.



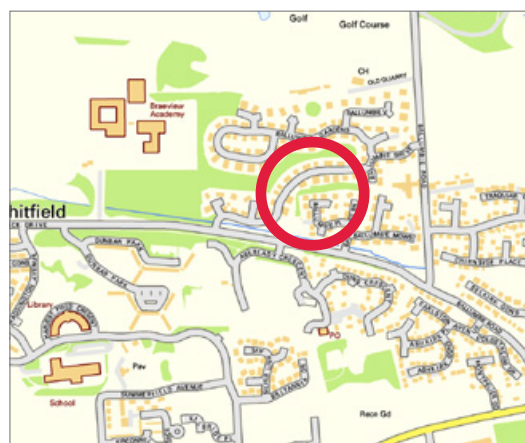
First Floor



Ground Floor

Illustrative only. Not to scale

Lounge	17'0 x 13'10	(5.18m x 4.22m)
Dining	10'5 x 8'7	(3.18m x 2.62m)
Kitchen	11'1 x 8'7	(3.38m x 2.62m)
Shower Room	8'0 x 7'2	(2.44m x 2.18m)
Bedroom 1	13'3 x 12'3	(4.04m x 3.73m)
En-Suite	11'1 x 8'6	(3.38m x 2.59m)
Bedroom 2	10'6 x 10'1	(3.20m x 3.07m)
Bedroom 3	10'5 x 10'1	(3.18m x 3.07m)



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