



37a Ballumbie Gardens,
Dundee DD4 0NR

Offers Over £245,000

- Semi-Detached Villa
- Upgraded Accommodation
- Golf Course Views
- Lounge & Dining Area
- Modern Fitted Kit/Dining
- W.C. & Family Bathroom
- 4 Bedrooms & Balcony
- Master En-Suite
- Integrated Garage
- GCH; DG; Many Extras



Exceptional opportunity to purchase a tastefully presented and upgraded semi-detached villa with views over Ballumbie Castle Golf Course. Constructed by DJ Laing Builders this popular location is ideal for shops, golf course, schools, supermarkets, main arterial and bus routes connecting to Dundee and Broughty Ferry.

The spacious, adaptable accommodation is spread over two levels and comprises; Hallway, lounge, dining area with French door to garden, large kitchen/dining, W.C. bathroom, 4 bedrooms with master having en-suite shower facilities and balcony featuring fine views over the golf course. Attributes include; gas central heating, double glazing, blinds, carpets, fitted wardrobes, Karendean flooring, integrated oven, microwave, hob and extractor.

Externally there is a large front and side garden with lawn and monobloc driveway leading to the integrated garage. The enclosed side garden features; lawn, newly refurbished decking area and patio areas plus aspect towards the golf course. Making a superb family residence viewing is highly recommended to appreciate quality and size of accommodation that is on offer. EPC-C.

Lounge/Dining	24'0 x 15'3	(7.32m x 4.65m)
Kitchen/Dining	12'9 x 12'1	(3.89m x 3.68m)
W.C.	6'0 x 6'0	(1.83m x 1.83m)
Bathroom	8'0 x 6'0	(2.44m x 1.83m)
Bedroom 1	11'9 x 11'1	(3.58m x 3.38m)
En-Suite	7'10 x 3'10	(2.39m x 1.17m)
Bedroom 2	12'0 x 11'4	(3.66m x 3.45m)
Bedroom 3	12'1 x 10'9	(3.68m x 3.28m)
Bedroom 3	11'8 x 11'9	(3.56m x 3.58m)



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