

14 Ballumbie Gardens

DUNDEE, DD4 0NR



BEAUTIFULLY PRESENTED FOUR-BEDROOM, SEMI-DETACHED HOME



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to offer potential part exchange, call us for details. This beautifully presented four-bedroom, semi-detached home offers elegant proportions and a well-considered layout, making it a perfect choice for modern family living. Situated in a desirable location, the property is in true walk-in condition, with high-quality fittings and a tasteful finish throughout.



The ground floor features a spacious and welcoming lounge, a well-appointed dining kitchen, two comfortable bedrooms, and a stylish family bathroom. Upstairs, two additional bedrooms benefit from excellent natural light and are served by a contemporary shower room. The home is thoughtfully designed to offer both practicality and a sense of space.





Bedroom 1







Bedroom 2





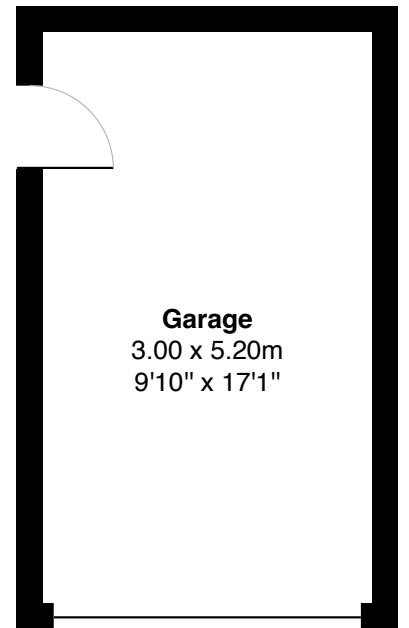
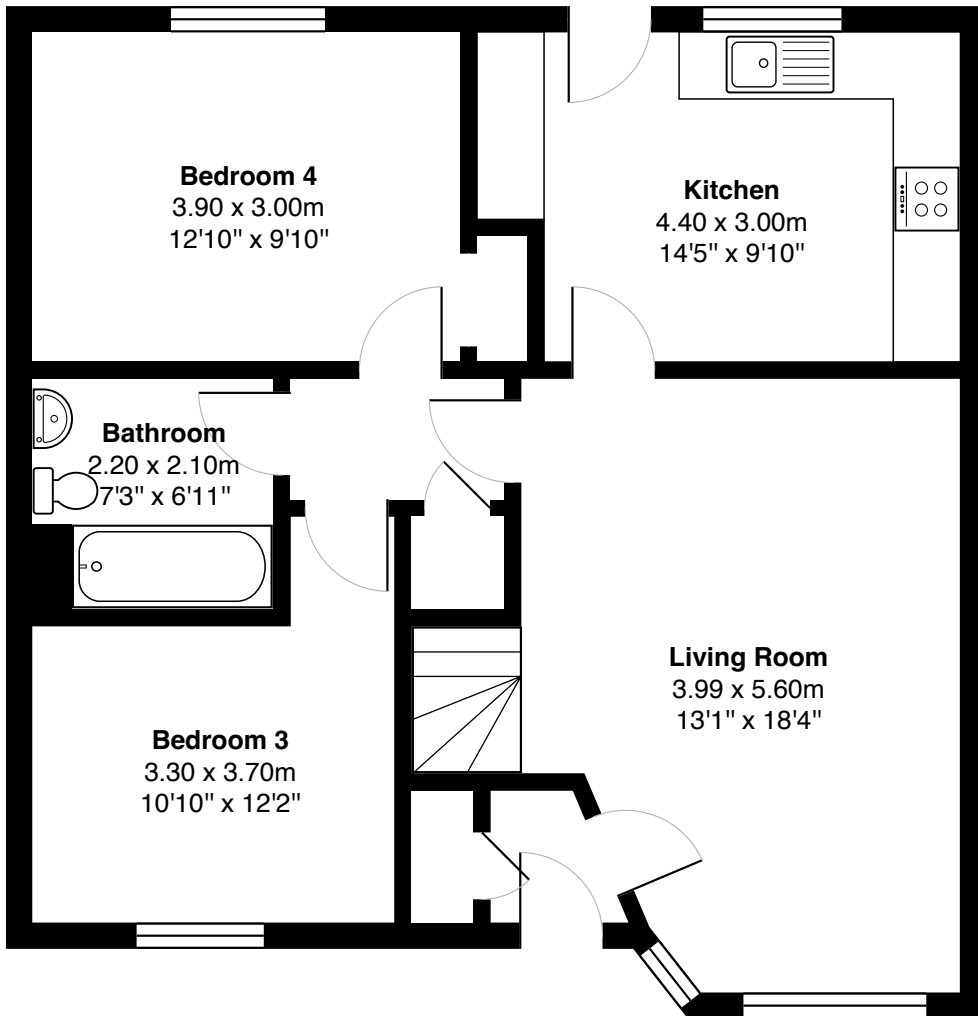
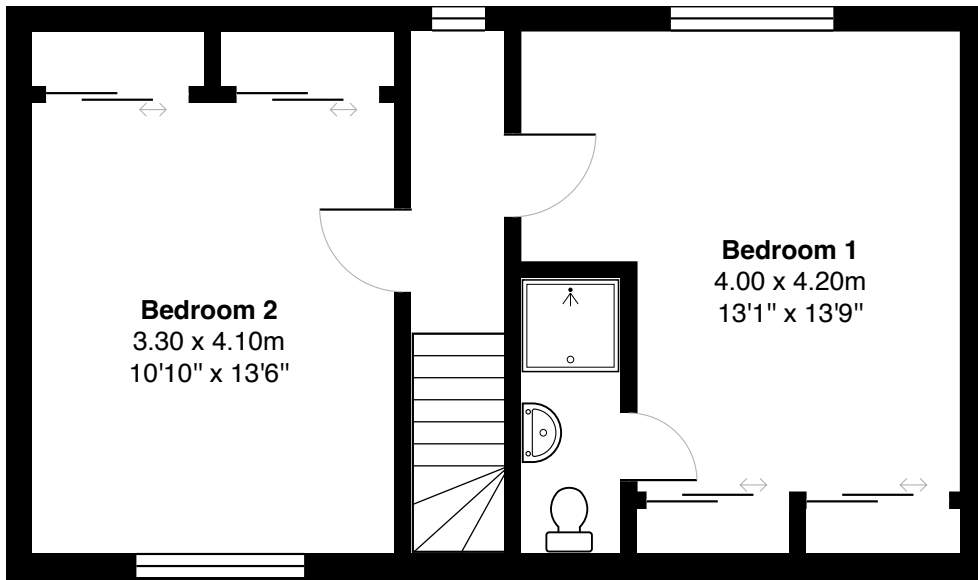
Bedroom 3





Bedroom 4





Gross internal floor area (m²): 111m²

EPC Rating: C

Externally, the enclosed rear garden enjoys an open outlook and has been beautifully landscaped to take full advantage of its aspect, providing a peaceful and private outdoor space. To the front, the garden and driveway are tastefully bordered by a stone wall, with the driveway finished in decorative chips leading to a garage.

With its combination of quality, style, and excellent location, this home is a superb opportunity for those seeking a spacious and beautifully maintained property.



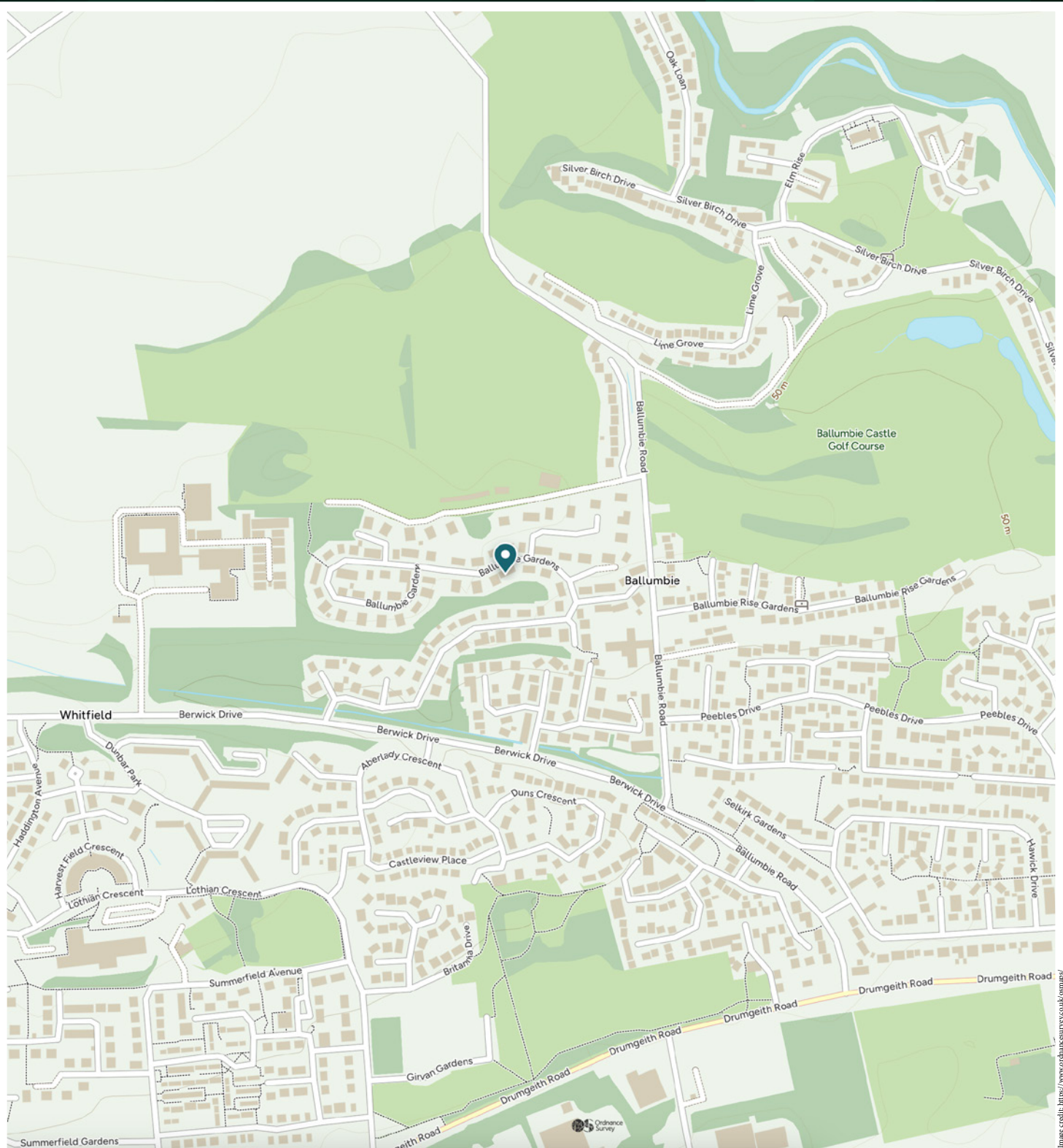


Modern Dundee is known as the 'City of Discovery' – a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city. It is home to the biomedical and technological industries and The Victoria and Albert Dundee. Dundee has two world-class universities, excellent schools and a leading further education college and an excellent range of leisure facilities to cater for all the family.

Dundee provides an excellent range of shops and professional services, together with good leisure services. It is an established centre of excellence in education and life sciences and has renowned cultural facilities.

Dundee Airport offers commuting opportunities and, of course, the rail station provides national links.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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