



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**19 Ballumbie Gardens**

DUNDEE, ANGUS, DD4 0NR

# DUNDEE

*Angus, DD4 0NR*

Dundee provides an excellent range of shops and professional services, together with good leisure facilities. It is an established centre of excellence in education and life sciences and has renowned cultural facilities. There is a mainline railway station, with services to the south and a regional airport with flights to London City, Belfast and Birmingham. The A90 dual carriageway provides fast access to Perth and central Scotland, as well as to Aberdeen.

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 & Albert Dundee' museum which opened in 2018. 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.

LOCATION IMAGES  
DUNDEE LIFESTYLE



# 19 BALLUMBIE GARDENS

*Dundee*

McEwan Fraser Legal is delighted to present this 4 bedrooms semi-detached house, situated in this popular residential estate. The property is in walk-in condition and offers good flexibility for bedrooms on both floors with a bathroom on each too. Inside, the property comprises of:

- Fully equipped kitchen with fitted appliances and ample worktops with door to the garden
- Spacious living area with access to the two bedrooms and bathroom downstairs
- 4 bedrooms which include fitted wardrobes in most of the rooms
- 2 bathrooms with one being an en-suite for the master bedroom upstairs

In addition to this, the property includes a driveway to the side and a large detached garage with up and over electric door, light, power and water supply with kitchen units to the rear. The garden is enclosed and private and easy to maintain. This is a rare opportunity to acquire this generously sized family home in a fantastic location with a detached large garage with services.

KITCHEN  
& LOUNGE



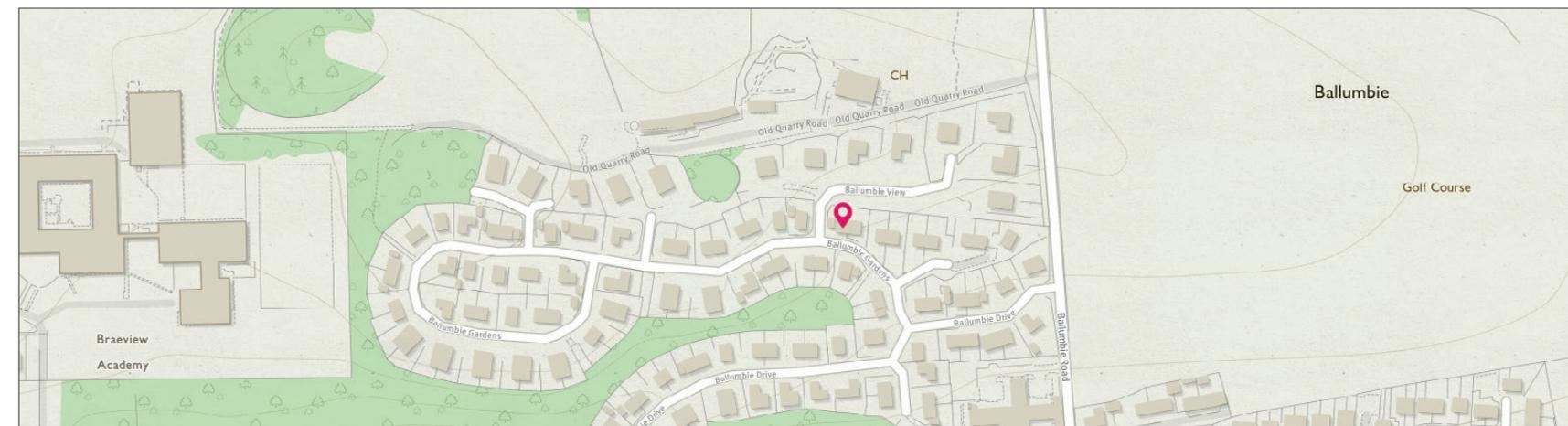
BEDROOMS & BATHROOMS



Approximate Dimensions  
(Taken from the widest point)

Lounge	5.60m (18'4") x 4.00m (13'1")
Kitchen	4.00m (13'1") x 3.00m (9'10")
Bedroom 1	4.60m (15'1") x 4.00m (13'1")
Bedroom 2	4.80m (15'9") x 3.20m (10'6")
Bedroom 3	3.40m (11'2") x 3.18m (10'5")
Bedroom 4	3.80m (12'6") x 3.00m (9'10")
Bathroom	2.10m (6'11") x 2.10m (6'11")
En-suite	2.18m (7'2") x 0.90m (2'11")

Gross internal floor area (m<sup>2</sup>): 101m<sup>2</sup>  
EPC Rating: C





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