

1 Ballumbie Gardens

DUNDEE, DD4 0NR



*Beautiful three bedroom bungalow
situated in a popular location*



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McEwan Fraser Legal is delighted to present this lovely bungalow in truly walk-in condition. The property is situated within a quiet cul-de-sac setting surrounded by a number of similar styled properties.

THE LOUNGE



On entering the property, there is a reception hall leading to the lounge which has a front-facing window flooding the room with light. The dining kitchen is an excellent size with a wealth of floor and wall mounted units and ample room for a dining table and chairs, a side doors lead you out to the private secluded gardens.

THE KITCHEN



There are three good sized bedrooms with the master benefiting from an en suite shower room. The family bathroom completes the accommodation on offer. The property further benefits from gas central heating and double glazing.

THE MASTER BEDROOM



BEDROOM 2



BEDROOM 3 & THE BATHROOM



The gardens are beautifully landscaped surrounding the property. Off-street parking is provided by a large driveway that can accommodate three vehicles.

THE GARDEN



This floor plan shows a 3-bedroom house with a lounge, kitchen/diner, shower room, and en-suite. The layout includes:

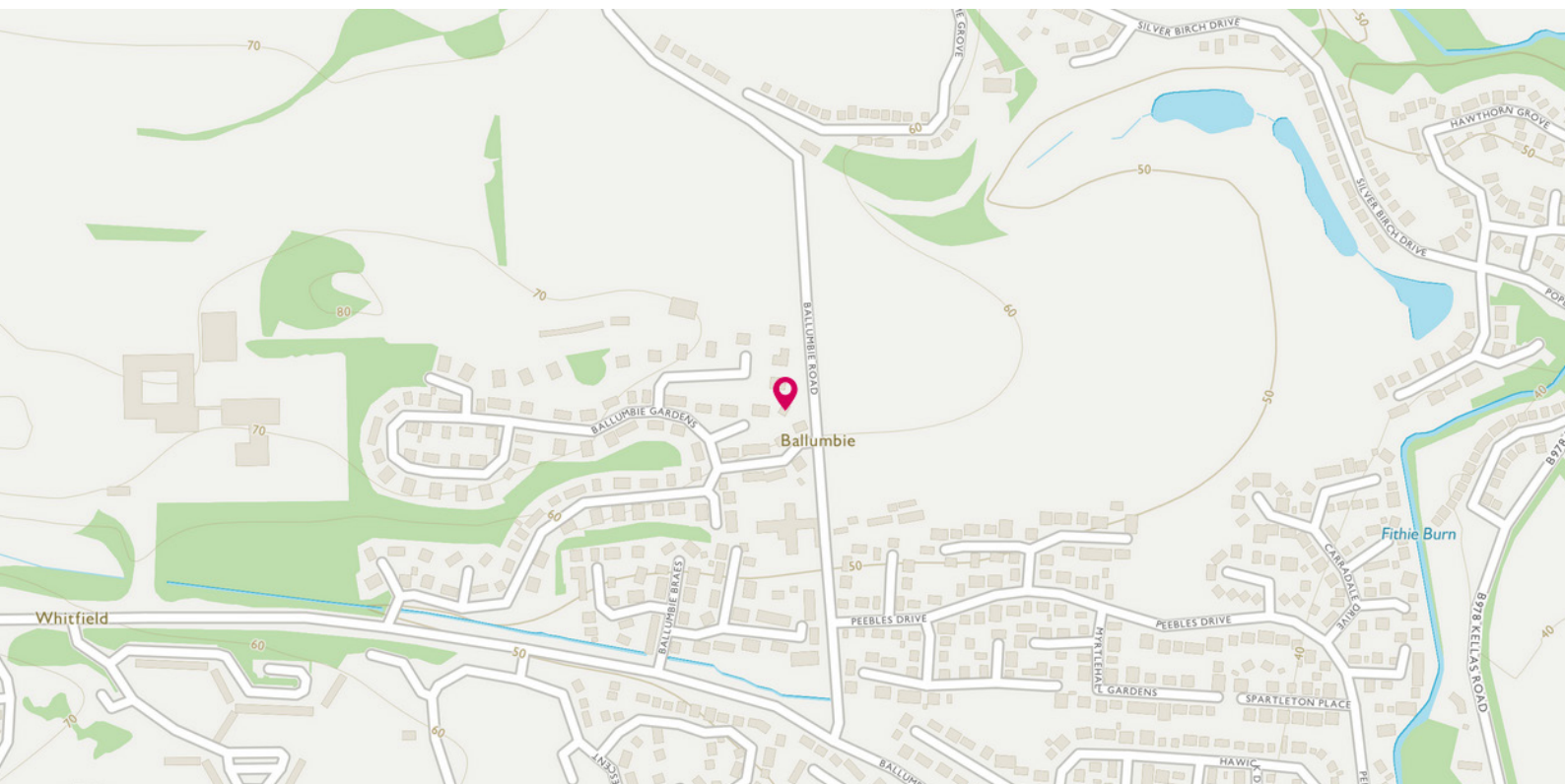
- Bedroom 1**: Located at the top left.
- En-suite**: Attached to Bedroom 1, featuring a bathtub, toilet, and sink.
- Bedroom 2**: Located at the top right.
- Shower Room**: Located between Bedroom 2 and the Lounge, featuring a bathtub, toilet, and sink.
- Lounge**: A large open-plan area at the bottom right.
- Kitchen/Diner**: Located in the middle left, featuring a sink, stove, and refrigerator.
- Bedroom 3**: Located at the bottom left.

The plan also shows a central hallway with multiple doorways leading to the rooms and a front entrance at the bottom.

Lounge	4.80m (15'9") x 3.90m (12'10")
Kitchen/Diner	4.50m (14'9") x 2.70m (8'10")
Bedroom 1	3.50m (11'6") x 3.40m (11'2")
En-suite	2.00m (6'7") x 1.20m (3'11")
Bedroom 2	3.50m (11'6") x 3.20m (10'6")
Bedroom 3	3.70m (12'2") x 2.70m (8'10")
Shower Room	2.20m (7'3") x 2.00m (6'7")

EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.



THE LOCATION

Dundee is situated on the north bank of the Firth of Tay, and bounded by the Sidlaw Hills, 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. Dundee has two world-class universities, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all the family.



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