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10A BALLUMBIE DRIVE, DUNDEE, DD4 0NP
OFFERS OVER: £240,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

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MEMBER

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www.campbellboath.com

Accommodation Comprises: Reception Hall, Lounge/Dining Room, Kitchen, Utility Room, Master Bedroom with En-suite, Two Further Bedrooms, Bathroom, Driveway and Gardens.

This well presented THREE BEDROOM DETACHED BUNGALOW WITH EXTENSIVE GARDEN is situated in a much sought after residential area. The property is close to all local amenities including Schools, Shops and a main bus route. Benefits include gas central heating and double glazing. The property is in excellent decorative order and has many attractive features. Early internal viewing is highly recommended. Included in the sale are all floor coverings and window blinds.

ENTRANCE HALL:-

A double glazed door gives access to the reception hallway with French doors allowing access to the lounge. There is a built-in cloak room area. Access to the attic. Hard wired smoke alarms. Ceiling downlights. Natural wood doors, skirtings and architraves. Security alarm system with control panel. Attractive hardwood flooring. Radiator.

LOUNGE/DINING ROOM:-

Approximately 20'1" x 18'2". This room is accessed by French doors from the hall and has two clearly defined areas. The lounge has a double glazed window offering a pleasant open outlook towards the front garden with fitted vertical blinds. The room is tastefully decorated which is enhanced by way of a plain ceiling cornice. The dining area offers ample space for a family dining table and chairs. There are double glazed patio doors which give access to the rear gardens. Fitted vertical blinds. There are natural wood skirtings and architrave. Attractive hardwood flooring. Radiator.

BREAKFASTING KITCHEN:-

Approximately 11'11" x 10'11". With a range of base and wall mounted storage cupboards having contrasting work surfaces and ceramic tiled splashback. Integrated appliances include an electric oven, gas hob with extractor hood above. There is also an integrated fridge freezer and dish washer. Stainless steel sink. The double glazed window offers a pleasant outlook towards the rear and has a fitted roller blind. Ceiling downlights. Space for table and chairs. Karndean flooring. Radiator.

UTILITY ROOM:-

Approximately 10'7" x 4'7". The utility room has a double glazed door which gives access to the rear garden. There is a double glazed window offering outlook towards the rear garden. Fitted Venetian blinds. There is a stainless steel sink with plumbing connections for a washing machine. Floor standing storage cupboards with contrasting work surface and ceramic tiled splashback. Karndean flooring. Radiator.

MASTER BEDROOM:-

Approximately 13'0" x 9'9". A good sized double bedroom with double glazed windows offering an outlook towards the rear garden. There are two built-in fitted wardrobes offering ample hanging and shelving space and having attractive mirror sliding doors. Carpet. Radiator.

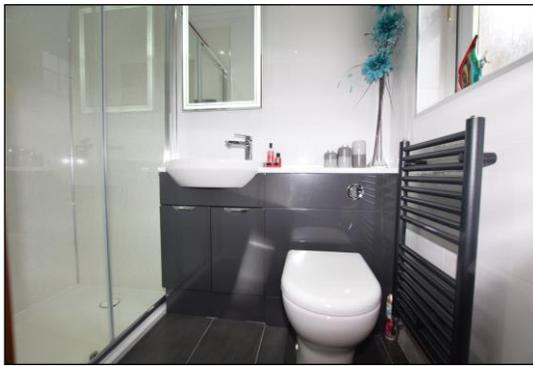
EN-SUITE SHOWER ROOM :-

Comprising W.C., wash hand basin with utility cupboards, shower enclosure with an electric shower. Vanity wall mirror with LED lighting. There is a parador style ceiling with downlights. The double glazed window offers a good deal of natural light and having a fitted roller blind. Floor tiles. Central heated towel rail.

BEDROOM TWO: -

Approximately 13'3" x 9'11". Another good sized double bedroom with a double glazed window offering outlook towards the front garden. Fitted vertical blinds. There is a built in fitted wardrobe offering excellent storage space. Carpet. Radiator.





BEDROOM THREE: -

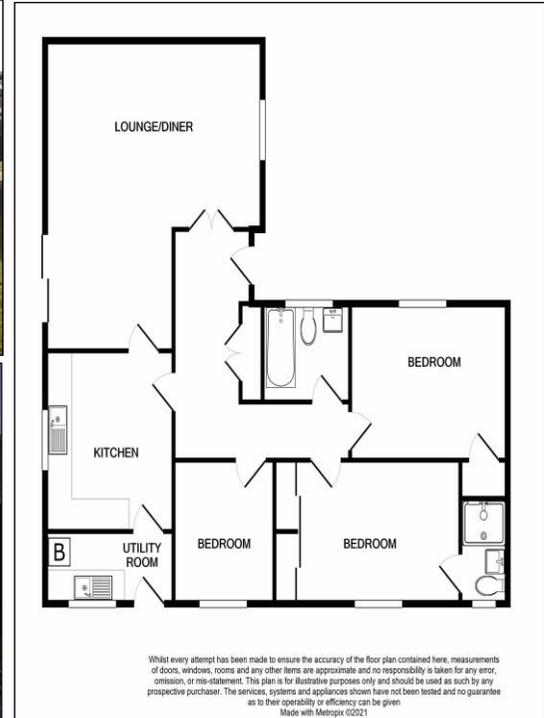
Approximately 8'3" x 9'3". There is a double glazed window offering an outlook towards the rear garden and having fitted vertical blinds. The room is freshly decorated and has natural wood skirtings and architraves. Carpet. Radiator.

BATHROOM:-

The bathroom comprises a white three piece suite with W.C., wash hand basin and a bath with an electric 'Mira' shower above. There are attractive ceramic wall tiles fitted throughout. Ceiling downlights. A double glazed window with fitted roller blind offers a good deal of natural light. Extractor fan. Karndean flooring. Radiator.

EXTERNAL:-

The front garden is mainly laid in grass with a stone chip driveway offering off street parking. The rear garden is fully enclosed and mainly laid in grass.



Owner: Clients of Campbell Boath
Viewing: Telephone Campbell Boath Solicitors on 01382 202060 or **Email:** property@campbellboath.com
Office Opening Hours: Monday - Friday 9am - 5pm
N.B: It should be noted that there is a home report available on this property. Please contact solicitor.



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For more details regarding this property and many other properties visit our website at www.campbellboath.com or telephone our office on 01382 202060.

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All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.

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