

# Connelly Yeoman

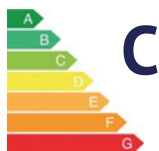


11 GOLF VIEW, BALLUMBIE, DUNDEE, DD4 0FW

SUPERIOR DETACHED VILLA



- Set within easy access to Ballumbie Golf Club
- An immaculately presented family home of generous proportions
- Double glazing and electric ground source heating pump system
- A fully secluded rear garden with entertainment areas and integrated garage



OFFERS OVER  
**£360,000**



# Property Description

Set in a small prestigious development on the edge of Ballumbie Golf Course this SUPERIOR DETACHED VILLA must be viewed to appreciate the bright, stylish accommodation on offer. Set within an ideal central location, close to all local amenities and services, to include easy access to the Ballumbie Golf Club. Entry is into a vestibule with a double shelved and hanging cloaks cupboard with a glass panel door leading into the entrance hallway. A single wooden balustrade staircase then leads to the upper floor. This immaculately presented family home offers spacious rooms on two levels. The property has the benefit of a ground source heating pump system and double glazing with underfloor heating throughout the ground floor. Lock-block driveway to the front of the property provides parking for several cars. Easy to maintain stone-chipped garden area. Pathway to side of the property leads to an easy to maintain rear garden fully enclosed by way of wooden fencing. Feature patio entertainment seating areas and with integrated garage.

## ACCOMMODATION:

Hallway, Lounge, Open Plan Kitchen / Dining Area, Shower Room, Utility Room, 4 Bedrooms, En Suite, Family Bathroom.

## HALLWAY:

Welcoming hallway with storage cloaks cupboard housing the ground source heating pump. Access into a Shower Room.

## SHOWER ROOM:

Approx. 6'4' x 6'4'. Wash hand basin, WC with a shower cubicle housing a power shower with hand held and deluge attachments. Spotlights to the ceiling and with an extractor fan. Access into the Lounge via an oak and glass door.

## LOUNGE:

Approx. 12'2' x 11'10'. Front facing window. Spotlights to the ceiling. Glass panel door leads into the open plan Kitchen / Dining Area.

## OPEN KITCHEN/DINING/FAMILY ROOM:

Approx. 25'3' x 11'8'. Kitchen fitted with an assortment of base and full height units. Work surfaces incorporating a sink with mixer tap. Neff electric oven with combination microwave oven together with induction hob with splashback and extractor hood above. Integrated fridge-freezer and dishwasher. Breakfast bar opens into dining area with access to rear garden via double patio doors. Spotlights to the ceiling.

## UTILITY ROOM:

Approx. 10'5' x 5'9'. Base units incorporating a stainless steel sink with mixer tap. Space for appliances and with plumbed space for an automatic washing machine. Window. Spotlights to the ceiling and with extractor fan. Door leading into the garden.

## UPPER HALLWAY:

Access hatch leading into the loft. Shelved storage cupboard. Spotlights to the ceiling. Radiator.





**MASTER BEDROOM:**

Approx. 11'4' x 11'8'. Double shelved and hanging wardrobe with sliding mirror doors. Juliet balcony offering an open outlook. Radiator. Access into En Suite Shower Room.

**EN SUITE:**

Approx. 5'7' x 5'3'. Front facing window. Finished with a floating vanity unit incorporating wash hand basin, WC and shower cubicle housing a power shower with hand held and deluge attachments. Spotlights to the ceiling with extractor fan. Heated towel rail.

**BEDROOM 2:**

Approx. 10'4' x 19'. Large double bedroom with front and rear facing windows. Rear window offers views over the 18th Hole of the Ballumbie Golf Course. Ample room for furnishings. Spotlights to the ceiling. Radiator.

**BEDROOM 3:**

Approx. 11'5' x 11'9'. Large double bedroom with ample room for furnishings. Open outlook over the Golf Course. Radiator.

**BEDROOM 4:**

Approx. 13'5' x 8'2'. Double bedroom with rear facing window. Radiator. Access to the family bathroom.

**FAMILY BATHROOM:**

Approx. 7'4' x 7'9'. Front facing window. Wash hand basin incorporated within a vanity unit with mirror and light. WC and with bath. Finished with modern tiling. Heated towel rail. Spotlights to the ceiling and with extractor fan.

**INTEGRAL GARAGE ACCESSED VIA UTILITY ROOM**

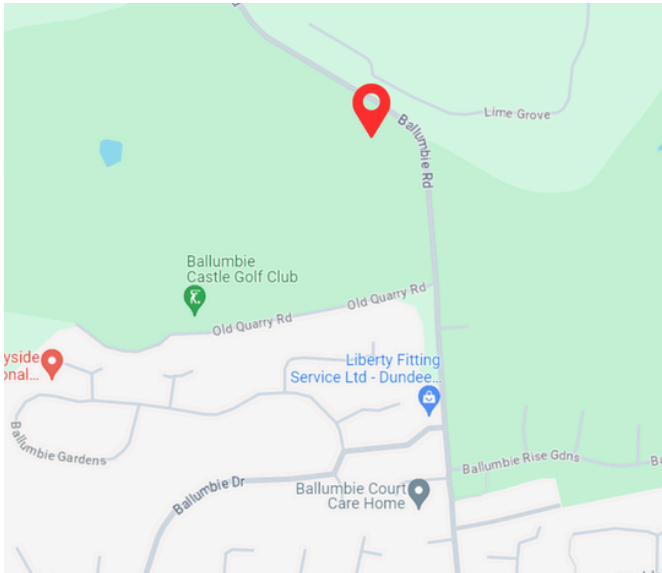
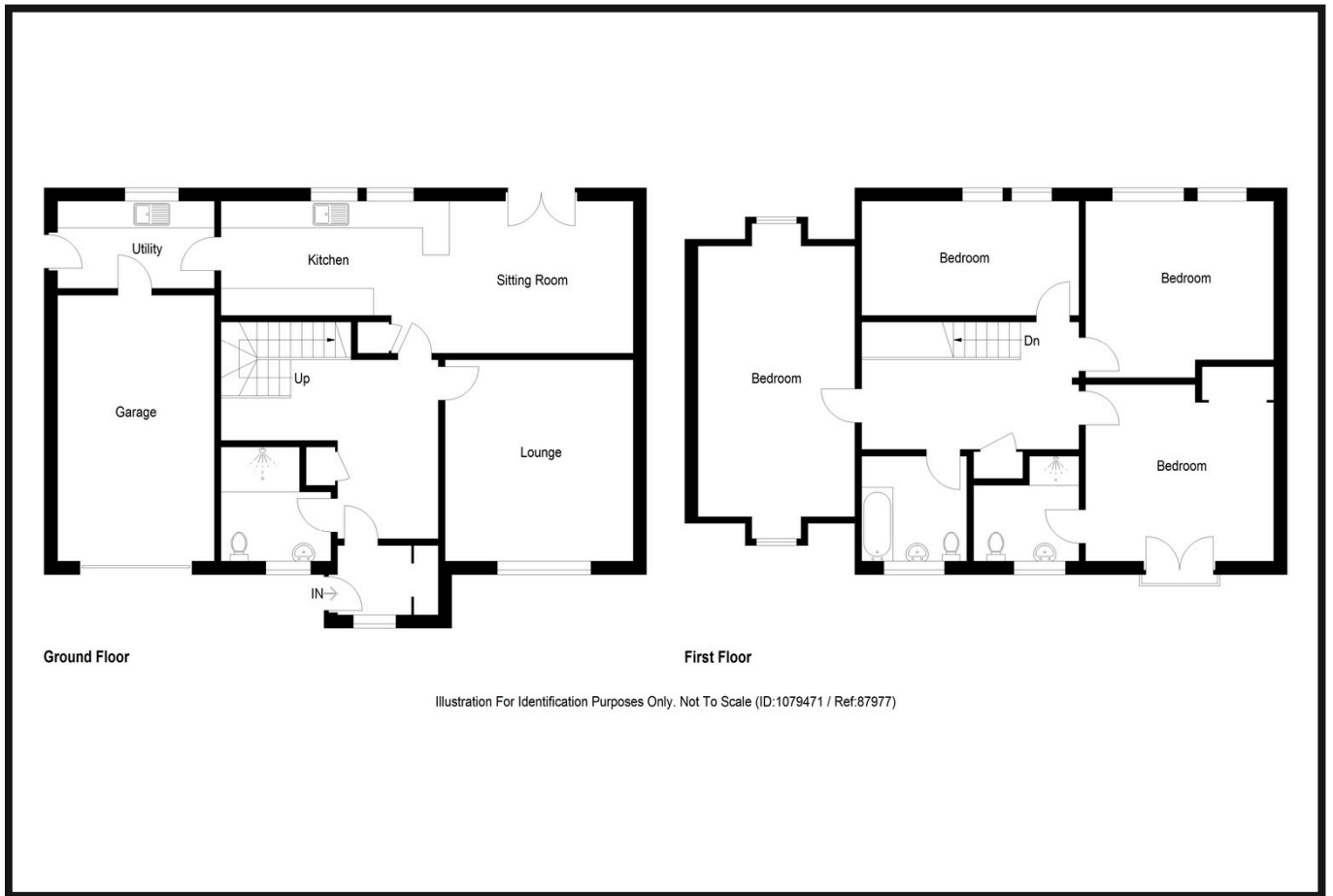
Approx. 10'6' x 18'. Up and over garage door. Spacious garage with power and light and housing the ground source heating pump.

**OUTSIDE:**

Lock-block driveway to the front providing parking for several cars. Easy to maintain stone-chipped garden area. Pathway to side of the property leads to an easy to maintain rear garden fully enclosed by way of wooden fencing. Water tap. Feature patio entertainment seating areas.



# Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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