



lindsays

5 Golf View
Dundee, DD4 0FW



Description

This stunning executive detached villa is situated within a small prestigious development overlooking the 18th Green on Ballumbie Golf Course. This stylish home will appeal to the discerning buyer looking for a home on the edge of the countryside whilst being just a few minutes drive from the Sainsburys Superstore. In superb condition throughout with practical benefits including triple glazing, air source heat pump supplied heating, underfloor heating downstairs and a security alarm. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, microwave, hob, fridge freezer and dishwasher in the kitchen.

On entering the accommodation on the ground floor you will find the airy vestibule which features a large cloak cupboard and leads into the main hallway. On the right lies the cosy formal lounge featuring on trend herringbone Amtico flooring. At the rear of the villa is the hub of the home which is the open plan dining/kitchen/living space. This bright room has patio doors leading to the rear garden and looks out to the open views. The contemporary kitchen boasts a breakfast bar, luxury worktops and Amtico flooring and a practical utility room gives access to the garage. The ground floor accommodation is completed with the stylish marble effect shower room.

Moving to the upper floor the delightful master bedroom boasts a fabulous Juliet balcony, fitted wardrobes with mirror doors and an en suite shower room. A large double bedroom offers dual aspect windows, there are two further double bedrooms and the family bathroom with shower over the bath.

Externally at the front of the property lies a driveway leading to the single garage. The main garden lies at the rear and being West facing benefits from sun throughout the afternoon and evening. It is laid mainly with lawn and mature borders with an attractive patio. It really is a delightful outlook onto Ballumbie Golf Course.

This lovely home and idyllic setting can only be fully appreciated by viewing which is highly recommended.

- Vestibule & Hallway
- Lounge
- Open Plan Dining/ Kitchen/Living Room
- Utility Room
- Downstairs Shower Room
- Family Bathroom
- Master Bedroom with En Suite Shower Room
- 3 Further Double Bedrooms
- Triple Glazing
- Air Source Heat Pump Heating
- Security Alarm
- Integral Garage & Driveway
- Gardens

EPC Rating B

OFFERS OVER £365,000



"An executive four bedroom detached villa boasting beautiful open views over Ballumbie Golf Course"



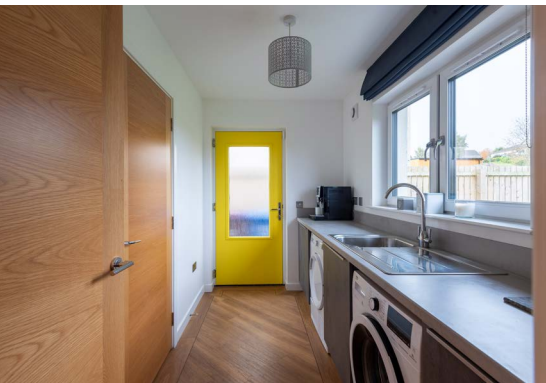


Area

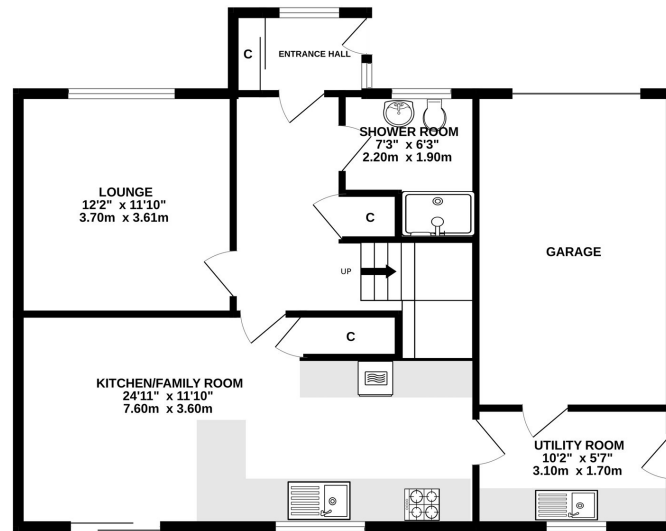
Golf View is a small enclave of prestigious homes set on the northern edge of Ballumbie and overlooking the 18th Green of the Golf Course. It lies within easy reach of Dundee City, Broughty Ferry and Forfar with the main A90 being also close by. Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

Viewing

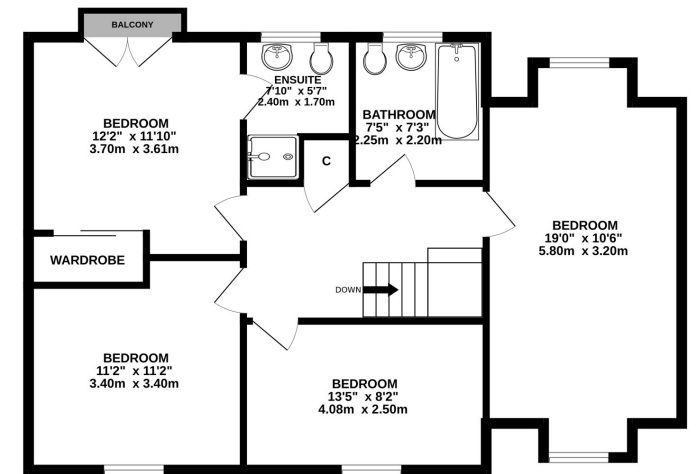
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.