



MML Law

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01382 206000 DUNDEE CITY | ANGUS | FIFE

27 Elm Rise, Broughty Ferry, Dundee, DD5 3UY

Offers Over £385,000



***"Luxury Detached Villa Within The Popular
Development of Ballumbie"***

Accommodation: Entrance Hall, Lounge, Dining Room, Sitting Room, Gym/Playroom, Open Plan Family Room/Kitchen, Utility Room, Cloakroom with WC, Master Bedroom with En-Suite Shower Room, 3 Further Bedrooms, Study Area and Bathroom, Double Glazing & Gas Central Heating, Gardens and Driveway and Summerhouse.



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Description

MML LAW are delighted to offer to the market this luxury detached villa which occupies a generous corner plot and is set in a quiet cul-de-sac in the popular Castle Gardens development to the north-west of the City.

The accommodation can only be described as being in move-in condition having been maintained and presented to a very high standard.

The spacious family accommodation is located over two levels with the ground floor offering Entrance Hall, WC/Cloakroom, Bright sunny Lounge with glazed double doors leading to the Dining Room, Sitting Room, Gym/Play Room, open plan Family Room/Kitchen which is a generously proportioned room with a range of quality, contemporary style wall and base units with co-ordinating worktops. Integrated appliances include hob, oven, microwave, dishwasher and fridge/freezer. The family area has double glazed French doors leading out onto the rear garden. The Utility Room has fitted sink unit and built-in storage cupboard. Double glazed door leading to the rear garden. There is also a large Summerhouse.

The upper floor has an attractive galleried landing giving access to Master Bedroom with built in double wardrobe with mirrored sliding doors. En-suite shower room with 3 piece suite, 3 further bedrooms, 2 benefitting from built-in wardrobes, Study area and Family Bathroom.

This property must be viewed to appreciate the adaptable accommodation on offer.

Outside

To the front is a mono-blocked parking driveway and lawn with the south site laid in chips for easy maintenance. To the rear the site has been fully landscaped, comprising a lawn, raised flowers beds, chips and slabs.

Large garden summerhouse/home office with UPVC French doors and benefits from light, power and a heater.



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Area

The property is pleasantly situated with excellent local amenities nearby. Short drive from Broughty Ferry which has a good variety of shopping and restaurant facilities as well as a train station. Dundee is also within a short travelling distance and has all the major amenities expected of a major city.

Included In Price

All carpets and floor coverings, light fittings, blinds where fitted and all integrated appliances

Viewing

By appointment through Solicitors on 01382 206000.

How To Get There

Travelling from Dundee on the A90 Arbroath Road, at the Claypotts traffic lights turn left following signs for Kellas onto Baldovie Road. Turn right onto the B978 Kellas Road. Turn left into the entrance for Ballumbie Castle Estate, continuing straight over the mini-roundabout. Continue on this road until you see the sign for Elm Rise on the right-hand side. Follow this road round past the Castle into the cul-de-sac where you will find the property immediately in front on the corner.



Accommodation

Lounge	11'9" x 17'9"
Dining Room	9'1" x 11'7"
Kitchen/Family Room	9'8" x 21'8"
Utility Room	9'10" x 6'
Sitting Room	16'6" x 10'
Gym/Playroom	16'6" x 7'4"
Master Bedroom	11'10" x 13'11"
En-suite	7'11" x 4'6"
Bedroom 2	20'4" (at widest point) x 12'10"
Bedroom 3	8'4" x 10'4"
Bedroom 4	8'3" x 10'4"
Bathroom	7'2" x 7'5"



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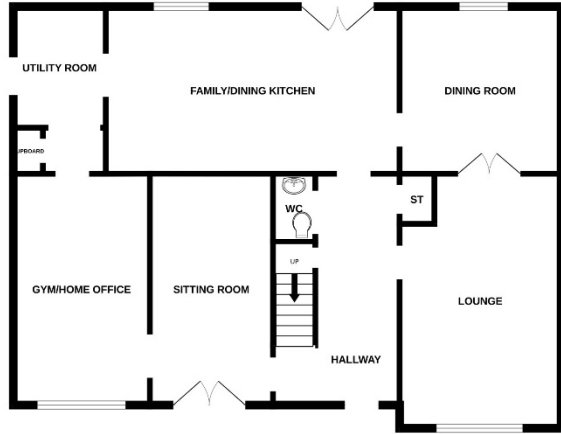
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GROUND FLOOR



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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