



**112 Hawick Drive, Dundee, DD4 0TD**  
**Offers Over £175,000**

Contact Solicitors for an  
appointment to view  
**01382 203000**

**Chamber Practice** 



Fantastic opportunity to purchase this well presented 2 bedroom bungalow situated in a popular, well established residential area with many local amenities including schools, shops, supermarket, public transport, leisure and recreation facilities within easy reach. Ballumbie Castle Golf Course is within walking distance.

The property is tastefully decorated throughout and benefits from modern kitchen and shower room, double glazing and gas central heating.

Accommodation comprises: entrance hallway with 2 storage cupboards and connecting doors to lounge, kitchen, shower room and bedrooms; bright lounge with window overlooking front garden; dining kitchen fitted with a range of base and wall mounted with complementary worktops, integrated electric hob, double oven and microwave, hatch to attic and connecting door to large conservatory overlooking the rear garden; stylish shower room with fitted toilet/vanity unit and shower cubicle housing mains fed shower, attractive tiling and wet-wall panelling; and 2 double bedrooms with fitted wardrobe/storage facilities. Externally there are easily maintained, fully enclosed gardens to front and rear and large driveway to the side leading to single garage, providing parking for several vehicles.

This ready to live in property would make an ideal family home or retirement property and early viewing is highly recommended.

- **Quiet Cul de Sac Location**
- **Nearby Amenities**
- **Lounge**
- **Dining Kitchen**
- **Conservatory**
- **Shower Room**
- **2 Double Bedrooms**
- **DG & GCH**
- **Private Gardens**
- **Driveway & Garage**
- **Ready to Live In Condition**
- **Lovely Family Home**
- **Ideal Downsize Property**



Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

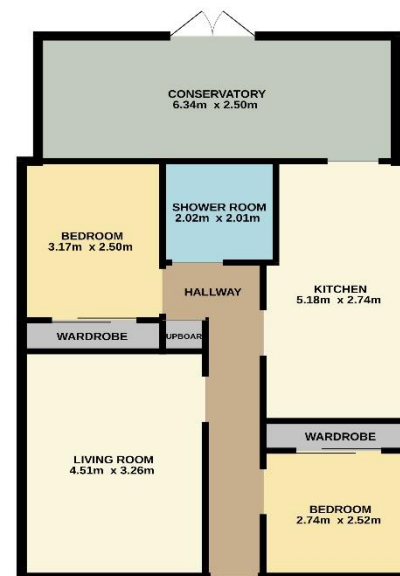
The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.





GROUND FLOOR  
73.0 sq.m. approx.



TOTAL FLOOR AREA: 73.0 sq.m. approx.  
While every effort has been made to ensure the accuracy of the figures set out in this plan, measurements of rooms, walls, floors and ceilings are for guidance only and not to be relied upon for any legal purpose. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The finished customer shall not be held liable for any errors or omissions, as to their accuracy or otherwise, and no guarantee is given.



*Included in the sale are all carpets and floor coverings, window blinds where fitted, light fittings, integrated appliances and garden sheds.*