



---

**1 THE ROWANS, DUNDEE, DD4 0HZ**  
**OFFERS OVER £240,000**

---





**HOME REPORT VALUATION**     **£240,000**

**EPC RATING**     **C**



This beautiful detached four-bedroom villa is located within a quiet cul-de-sac of similar style properties. The property is ideally located for easy access to many amenities including all schooling, grocery stores, Post Office, Drumgeith Park and Ballumbie Castle Golf Club. In addition, there are commuting links to Dundee City Centre and the surrounding areas.

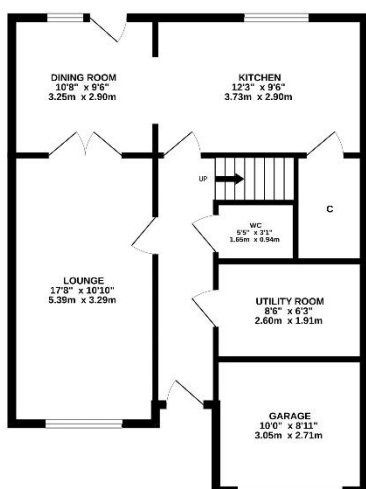
The property opens to the hallway which is laid with wooden flooring which extends through to the open plan kitchen and dining area. The spacious lounge is to the front of the property with double Georgian glass doors opening to the dining area offering excellent space for entertaining. The modern kitchen is fitted with white gloss wall and base units with an integrated oven, microwave, stainless steel sink and gas hob. Perfect for families, the kitchen opens to the dining area which benefits from glass patio doors leading out to the rear garden. In addition, there is use of the storage cupboard under the stairs. On the ground floor there is also a utility room and WC.

The carpeted staircase leads to the first-floor landing which provides access to all bedrooms, family bathroom and attic hatch. The main bedroom is located at the front of the property and benefits from large double wardrobes with mirror sliding doors and an en-suite. The en-suite is laid with linoleum flooring and is fitted with a marble effect surround to the shower and bulkhead. There is also a floating vanity unit providing suitable storage space and a heated stainless steel towel rail. The three further bedrooms are all of a similar size and fitted with carpet flooring and radiators. The third bedroom does include a storage cupboard with hanging rail and shelves. The family bathroom is of a modern design with a three-piece white suite and electric shower over the bath. There are storage cupboards within the bulkhead which is finished with a brown marble effect worktop and surround which extends around the bath.

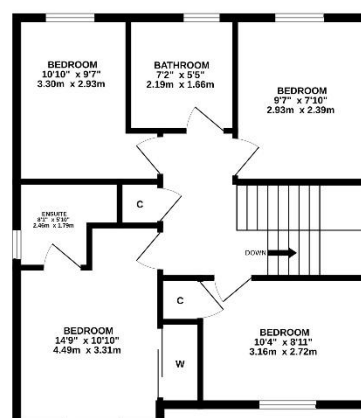
To the front of the property is a large Monoblock driveway leading to the garage providing suitable off-street parking facilities. The rear garden is fully enclosed ideal for families and pets and is laid with a large patio area and lawn with mature shrubs.

This is an excellent family home and early viewing is highly recommended.

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.  
Made with Netplan 12/2021



**Lawson, Coull & Duncan** | 01382 227555

Solicitors, Notaries & Estate Agents

| Reception@lawsoncoull.co.uk

| www.lawsoncoullduncan.co.uk





**Lawson, Coull & Duncan** | 01382 227555

Solicitors, Notaries & Estate Agents

[Reception@lawsoncoull.co.uk](mailto:Reception@lawsoncoull.co.uk)

[www.lawsoncoullduncan.co.uk](http://www.lawsoncoullduncan.co.uk)