

# Connolly Yeoman



**22 BALDOVAN ROAD  
DOWNFIELD, DUNDEE DD3 9EA**

**DETACHED BUNGALOW**



- Set within a very desirable location in the Downfield area of Dundee, close to amenities
  - A well presented home offering generous and adaptable room use
  - Gas Fired Central Heating and Double Glazing, ample storage
- Ample off-street car parking area, Mature garden grounds surrounding the property



OFFERS OVER  
**£260,000**

# Property Description

This attractive DETACHED BUNGALOW is set with a substantial plot located in a quiet, established residential area with a wooded outlook to the north of Dundee. Just off Baldovan Road, in the Strathmartine Downfield area of Dundee, within easy reach of all central amenities and services a larger city has to offer. This particular property enjoys a private, secluded location and offers well proportioned accommodation all enjoying the benefits of gas fired central heating and double glazing. Externally, the garden which enjoys the benefit of being both free-draining and not overlooked, is enclosed on one side by timber fencing and on three by mixed hedging and shrubs. It consists of an attractive, mature, well-stocked garden with fruit trees and bushes, wildlife ponds and a productive kitchen garden, which the current owners have cultivated organically since 2004. There are, additionally, utility areas, incorporating compost and leaf mould bins as well as laundry drying lines. There is a large driveway with parking for several vehicles, 1 wooden and 2 Keter sheds, 2 Keter storage chests and a wood store. The front door is accessed by a metal ramp. The property is conveniently located for shops, healthcare, schools and public transport.

**ACCOMMODATION COMPRISING:** ENTRANCE SITTING ROOM/PORCH, DINING ROOM/FAMILY ROOM, INNER HALLWAY, MASTER BEDROOM 1, BEDROOM 2, LOUNGE (OR BEDROOM 3), INNER HALLWAY, SUN ROOM/CONSERVATORY, SHOWER ROOM, KITCHEN, UTILITY ROOM & WC.

**ENTRANCE SITTING ROOM/PORCH:** Approx. 10'5 x 7'8. A ramp allows for access to the front door, which is a double glazed front entrance door into the entrance sun room/porch which in turn gives access to the kitchen area and into the main body of the property.

**DINING ROOM/ FAMILY ROOM:** Approx. 15'10 x 12'4. This room offers adaptable room use, presently used as a formal dining room but would be ideal as a family room. There is a feature wood burning stove set on a tiled hearth. Side-facing window which overlooks the garden area. CH Radiator.

**INNER HALLWAY:** with built-in storage cupboards, a shelved linen cupboard and another cupboard housing the electric meter and fuse box. A glazed stained glass door leads through into the master bedroom.

**MASTER BEDROOM 1:** Approx. 13'2 x 15'8 with a feature bay window which offers up a pleasant outlook over the garden. High ceilings. Ample space for bedroom furnishings. Two CH Radiators.

**BEDROOM 2:** Approx. 11'10 x 8'5 with a window overlooking the rear porch. shelved alcove with overhead storage areas. CH Radiator.

**LOUNGE:** Approx. 15'8 x 13' with both rear and side-facing windows overlooking garden areas. This room could be used as a third bedroom if required. Feature wood burning stove set on a stone hearth. Two CH Radiators.



**INNER HALLWAY:** From this second inner hallway there is access into the rear porch. Access into the kitchen.

**SUN ROOM/CONSERVATORY:** Approx. 7'4 x 11'. Another bright room, which overlooks the rear garden area.

**SHOWER ROOM:** Approx. 7'7 x 7'7. Comprising a vanity unit incorporating the wash-hand basin, WC., bidet and a shower area housing a power shower and modern wet wall panel finish. The remainder of the shower room is tiled. Wall mirror. Two heated towel rails. Opaque glazed window allows for natural ventilation.

**KITCHEN:** Approx. 10' x 13'6. The kitchen is open plan, with areas of shelving and worktops. Double stainless steel sink with mixer tap. Space for an electric oven, extractor and space for fridge/freezer. Additional space for dining. From this area there are lovely views out over the surrounding area and over towards the Angus/Sidlaw hills. From here there is access back into the inner hallway with access to the utility and WC.

**UTILITY & WC/TOILET:** Approx. 6'10 x 4'. Comprising a vanity incorporating the wash-hand basin, WC and plumbing/space for an automatic washing machine. Wall mounted heated CH towel rail. Opaque window for natural ventilation.

**GARDENS:**

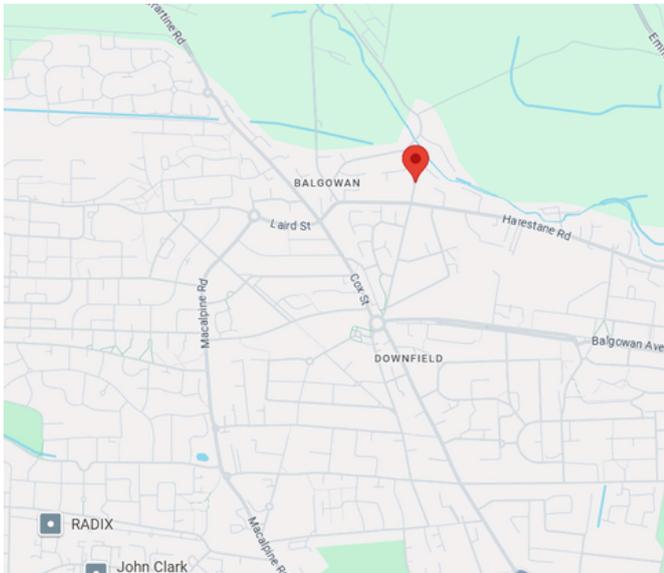
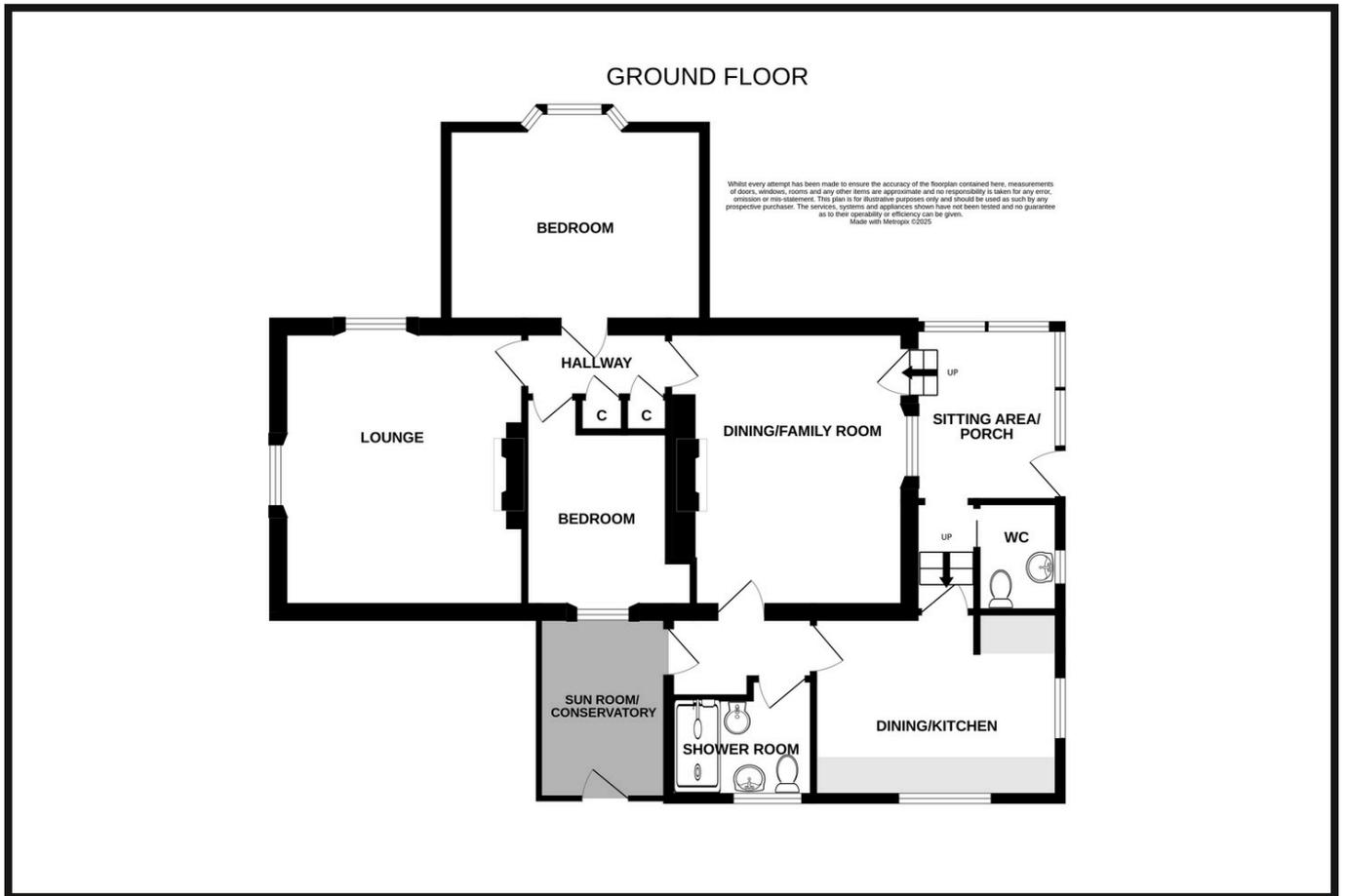
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# Property Professionals



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Yeoman

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