



76 Hawick Drive,  
Dundee, DD4 0TA



*An attractive detached villa with versatile accommodation in a very popular residential area*

3 Bed   2 Bath   2 Reception

Located in the popular Ballumbie Area on the north-eastern edge of Dundee this attractive family home with versatile accommodation will appeal to a wide variety of buyers. Occupying a generous corner plot the property has been lovingly maintained over the years, and whilst may benefit from some updating will provide an excellent home for the young family. Practical benefits include double glazing and gas central heating. Included in the sale are all fitted floorcoverings, blinds where fitted along with the integrated kitchen appliances as detailed.

The accommodation on the ground floor comprises an entrance hall, generous lounge with window to the front and double doors through to the dining room, kitchen a range of units, integrated hob, oven and extractor hood, space for fridge-freezer and plumbing for a washing machine and dishwasher. One of the bedrooms is on the ground floor along with the family bathroom with instant shower over the bath and a contemporary bathroom with shower over the bath. Moving to the upper floor there are two double bedrooms, one with a range of fitted furniture and bath with access to eaves storage, and a shower room. Outside there are gardens to the front, side and rear, all well maintained with lawn and borders, along with a driveway providing off-street parking leading to the single garage. To the rear there is a paved drying area and composite deck which provides the ideal spot in which to relax and entertain and enjoy the summer sun.

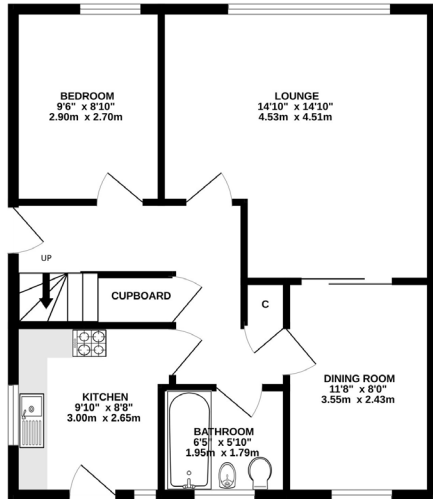
This lovely home can only be fully appreciated by viewing which is highly recommended.

### Features

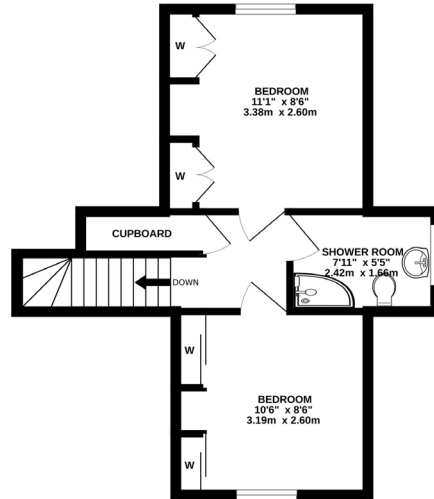
- Entrance Hall
- Lounge
- Dining Room
- Kitchen
- 3 Bedrooms
- Family Bathroom
- Shower Room
- Double Glazing
- Gas Central Heating
- Driveway
- Garage & Gardens
- EPC Rating C

**Offers Over £250,000**

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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Ballumbie is located on the northern edge of Dundee and close to all local amenities. 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.

FOR VIEWING:

**By appointment only**

Contact Lindsay's on:

☎ 01382 802050

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Prospective purchasers are requested to note formal interest with Lindsay's 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.