



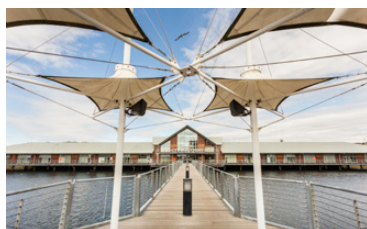

McEwan Fraser Legal

Solicitors & Estate Agents

01382 721 212

28 Ballumbie Gardens

DUNDEE, ANGUS, DD4 0NR



VIEW OVER THE TAY, DESPERATE DAN STATUE, MCMANUS GALLERY, THE DCA, THE LAW MONUMENT, CAMPERDOWN PARK, CITY QUAY AND SEABRAES

Dundee

The 'City of Discovery', commonly known as Dundee, has been enjoying a lot of redevelopment and enhancements over the last few years and is in the midst of a £1 billion redevelopment of its waterfront. This includes the V&A 'Museum of Design' which is due to open in 2018. Ninewells is a highly rated hospital with some of the world's leading researchers and facilities. This coupled with two world-class universities, some very good schools and a leading further education college.

We have recently agreed to sponsor the two local teams Dundee and Dundee United and help put money back into the community while improving our name awareness throughout the city.



28 Ballumbie Gardens



Part Exchange available. McEwan Fraser Legal are delighted to offer this modern and spacious semi-detached villa situated in a quiet cul-de-sac location. You approach the property into the spacious entrance hall with stairs to the first floor, storage cupboard, downstairs cloakroom with two-piece suite and access to the garage and downstairs accommodation.

The 'L' shape lounge/diner runs the width of the property with patio doors leading to rear garden and finished with hardwood flooring. The kitchen/dining room is fitted with a comprehensive modern range of eye and base level units with ample roll top work surfaces incorporating stainless steel sink unit with mixer tap and drainer. The built-in appliances include a single electric oven with halogen hob above and extractor hood over, washing machine, upright fridge freezer and dishwasher. The kitchen further benefits from under-cupboard lighting, tiled splash-back, side aspect double glazed window and ample space for a large table and chairs.



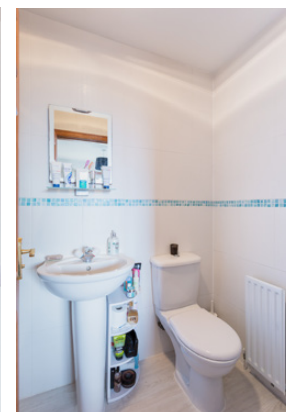
The first floor landing provides access to all rooms and the loft hatch. The four bedrooms are all double rooms and three of them benefit from built-in double wardrobes offering hanging space and shelving. The master bedroom has access to a large balcony to enjoy views which overlook the garden and surroundings. The master bedroom also has an en-suite three-piece shower with double-width shower. There is a family three-piece bathroom with attractive tiling, electric shower over and wood flooring.

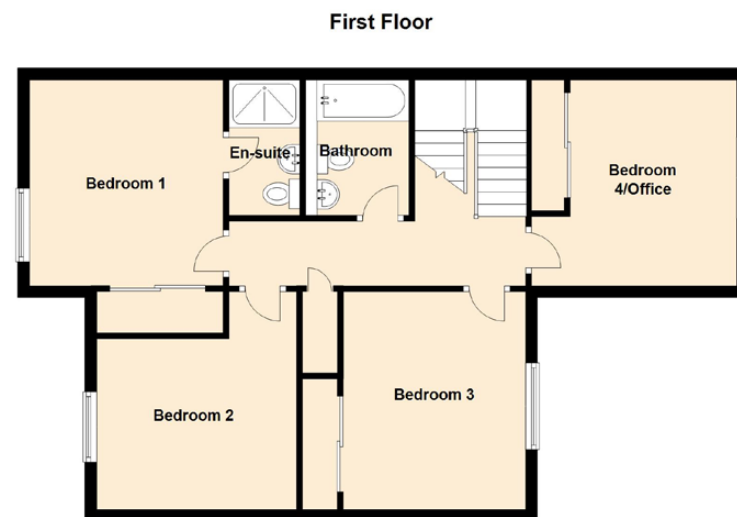
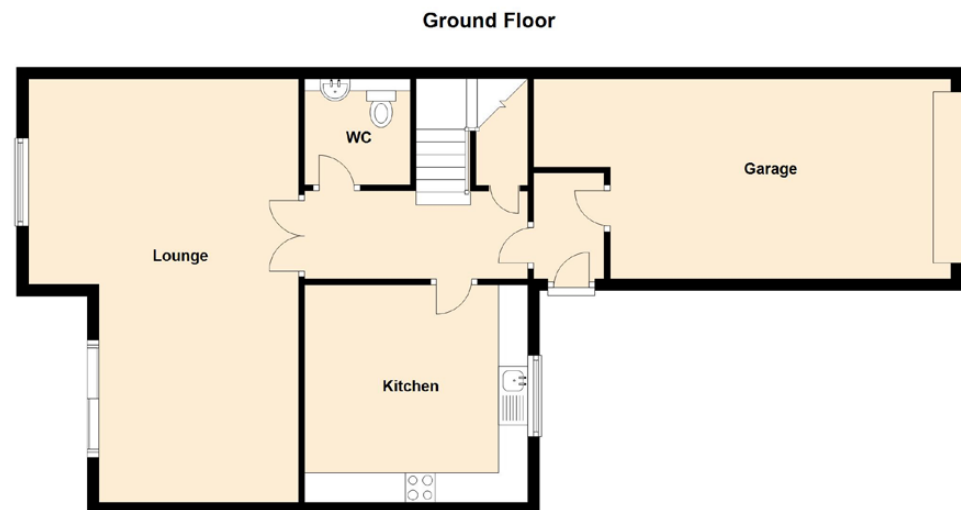
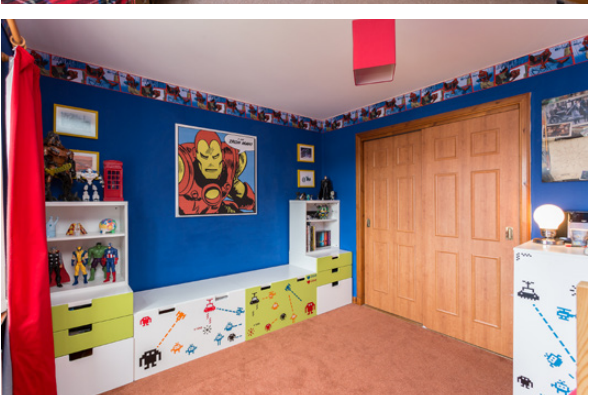
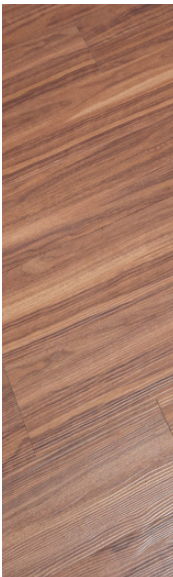
Externally to the front, is a mono-block driveway leading to the garage which provides off-street parking. There is a pathway which leads to front door and rear garden access. To the side and front is a large lawned area with space for a shed to the side. The rear garden is a generous size and mainly laid to lawn enclosed by wood panelled fencing and a shingled area underneath the balcony with patio area and decked area to the rear to enjoy the evening sun.



*The kitchen/
dining room
is fitted with a
comprehensive
modern range
of eye and base
level units with
ample roll top
work surfaces
incorporating
stainless steel sink
unit with mixer
Tap and drainer*







The Specifications

Approximate Dimensions
(Taken from the widest point)

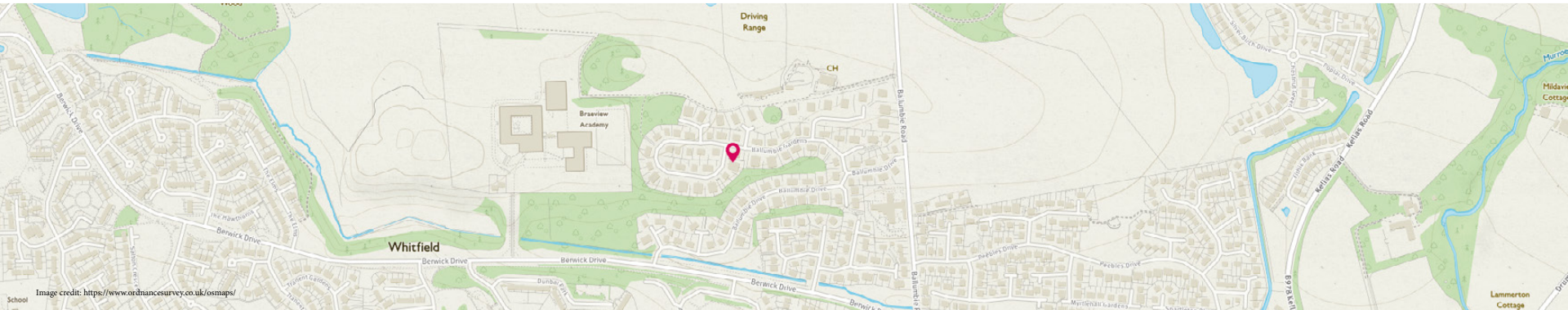
Lounge	7.20m (23'7") x 4.60m (15'1")
Kitchen	3.80m (12'6") x 3.70m (12'2")
Bedroom 1	3.50m (11'6") x 3.30m (10'10")
En-suite	2.30m (7'7") x 1.20m (3'11")
Bedroom 2	3.40m (11'2") x 2.90m (9'6")
Bedroom 3	3.70m (12'2") x 3.10m (10'2")
Bedroom 4/Office	3.50m (11'6") x 3.50m (11'6")
Bathroom	2.30m (7'7") x 1.90m (6'3")
WC	1.80m (5'11") x 1.80m (5'11")
Garage	7.10m (23'4") x 3.50m (11'6")

Gross internal floor area (m²) - 129m²

EPC Rating - C

Extras
(Included in the sale)

Floor coverings, fitted appliances, light fittings and blinds are included in the sale.



McEwan Fraser Legal

Proud Main Club Sponsor
DUNDEE FC AND DUNDEE UNITED FC



**Part
Exchange
Available**



Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
REBECCA DALE
Senior Designer

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