



**6 CARRADALE DRIVE, DUNDEE DD4 0SH
OFFERS OVER £235,000**



HOME REPORT VALUATION £235,000

EPC RATING C



This excellent three-bedroom family home is located in the popular residential area of Ballumbie in Dundee. The property is ideally situated for easy access to grocery stores, Post Office, GP Surgery, Pharmacy, commuting links and Ballumbie Golf Club. This detached villa benefits from a large monobloc driveway, garage and enclosed private garden to the rear. The subjects have been well maintained throughout and are in a move-in condition.

The uPVC front door opens to the hallway laid with laminate flooring which continues through to the lounge. From the lounge there is access to the kitchen/dining room and staircase to the first-floor accommodation. The kitchen is fitted with modern wood effect wall and base units, with a black speckled worktop and matching splashback. The integrated appliances include the hob, extractor hood, oven and microwave. This room has ample space for family dining and benefits from a storage cupboard under the stairs. The conservatory is to the rear of the property and enjoys the south-westerly sun warming the room. The double patio doors open to the rear garden which is laid with stone chips, patio and decking offering ample space for entertaining and outdoor dining. There is also a w.c. on the ground floor with tiled flooring and walls, heated towel rail and floating vanity unit.

The carpeted stairs lead to the first-floor accommodation providing access to the two double bedrooms, third bedroom and bathroom. The largest bedroom is located to the front of the property and benefits from a large window providing natural light, and a double wardrobe with mirror sliding doors. The second double bedroom is also laid with laminate flooring and has use of a fitted wardrobe. The third bedroom is to the front of the property and has laminate flooring.

The bathroom is a good size and is fitted with a white bath, with overhead shower, matching sink and w.c. The room benefits from a large vanity unit providing suitable storage space, a heated towel rail and frosted window.

Early viewing is highly recommended to fully appreciate this property.

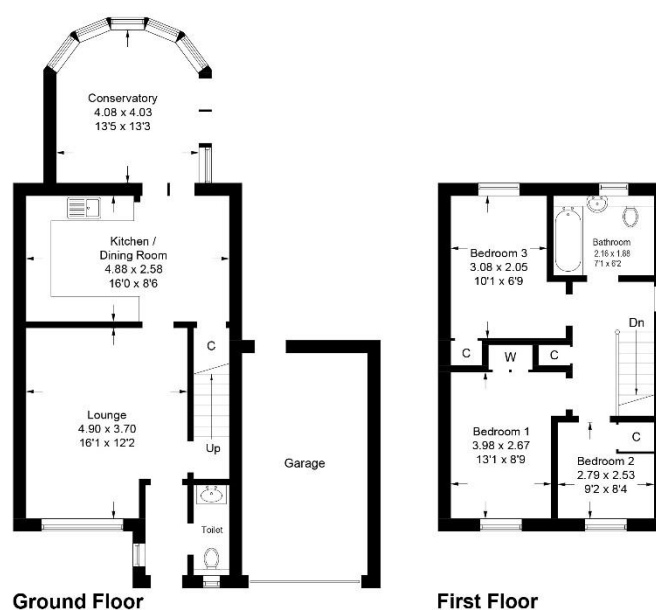


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