



---

**107 HAWICK DRIVE, DUNDEE, DD4 0TB**  
**OFFERS OVER £170,000**

---



**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)



HOME REPORT VALUATION £170,000

EPC RATING C



This excellent two-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, Schooling, commuting links and Ballumbie Golf Club. This semi-detached villa benefits from off street parking provided for by its large driveway and single garage. There is an enclosed private garden to the rear and a front garden laid in lawn. A large hedge shelters the property from the road providing privacy. The subjects have been well-maintained throughout and are in a move-in condition.

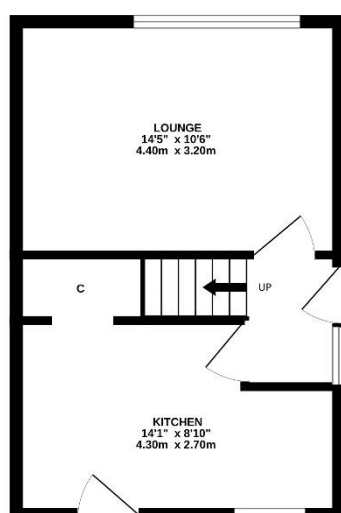
The uPVC front door with frosted glass insert opens to the hallway laid with laminate flooring. The lounge to the front of the property has a large window overlooking the front garden and is floored in carpet. The kitchen to the rear of the property has been fitted with both wall and base units. A tiled backsplash borders the countertop and a frosted glass door provides access to the rear garden opening to a large patio area. There is a large storage cupboard accessed via the kitchen which utilises the space under the staircase.

The carpeted stairs lead to the first-floor accommodation providing access to the two bedrooms, box room and bathroom. The attic can be accessed via the hatch at the top of the staircase. The master bedroom is located at the front of the property and benefits from a built-in wardrobe and plush carpet. The second bedroom is to the rear of the property and overlooks the garden. The box room would make an ideal home office or walk-in wardrobe/storage space.

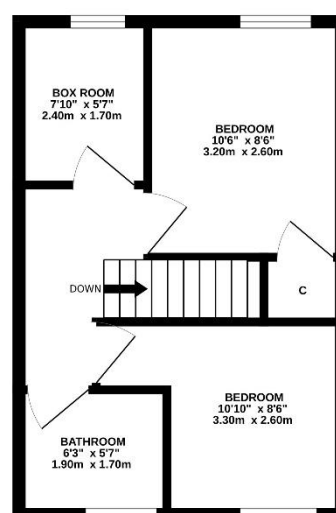
The bathroom has been fitted with a three-piece white suite consisting of a bath, with overhead shower, sink and w.c. The room benefits from tiled walls, a heated towel rail and a frosted glass window.

The property has been well maintained throughout and has excellent outside space. Early viewing is highly recommended to fully appreciate this property.

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. The 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 Metrept ©2024



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

www.lawsoncoullduncan.co.uk