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## 25 Ashkirk Place, Ballumbie, Dundee, DD4 0TN

Light & Beautifully Presented, Two-Bedroom, Mid-Terrace with Gardens

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# Property Description

Light and beautifully presented, two-bedroom, mid-terrace home with gardens, and residential parking. Located in a quiet cul-de-sac, in the desirable area of Ballumbie, to the north of Dundee city centre.

Comprises an entrance porch, living room, dining/kitchen, two double bedrooms, and a family bathroom.

Highlights include a modern fitted kitchen and bathroom, contemporary flooring and lighting, and light tasteful decor throughout. In addition, there is gas central heating, double glazing, and good integrated storage including bedroom wardrobes and a loft space.

Externally, the property benefits from a lawn to the front; whilst the enclosed rear garden features a wood-decked patio terrace, synthetic turf lawn and a store shed.

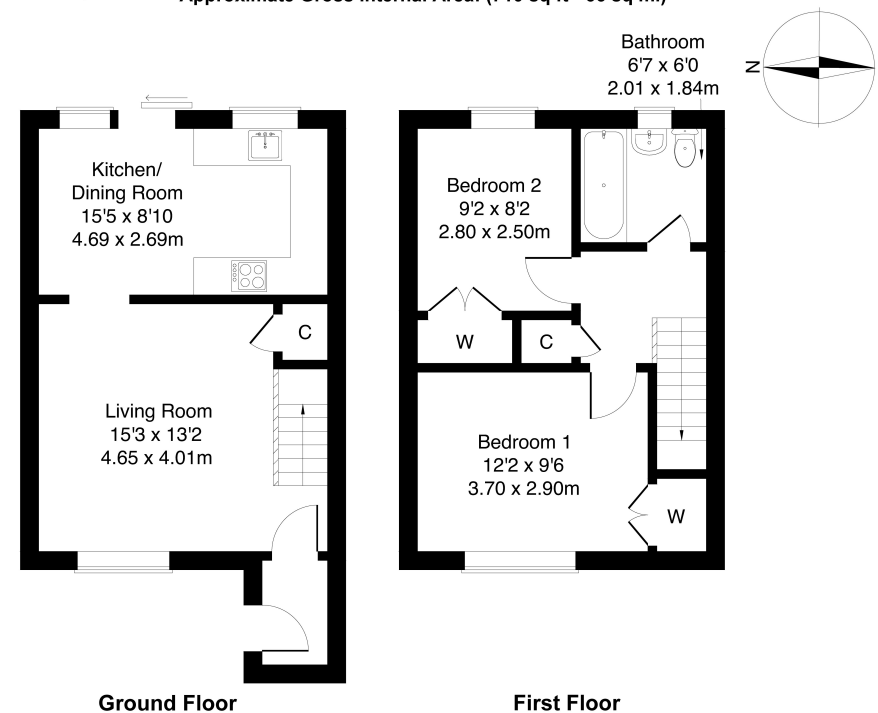
A welcoming entrance vestibule offers space for outerwear and opens into a tastefully finished lounge, set to the front, with light decor, an understair storage cupboard, and wood effect flooring continuing from the hall. Set off the lounge, with patio doors leading to an easterly-facing rear garden, the kitchen offers space for dining and features matching wood effect flooring from the lounge. Modern fitted units and worktops include a tiled surround, a sink with a drainer, an integrated oven and electric hob with an extractor hood, and ample space for freestanding appliances.

On the upper floor, two well-presented bedrooms are set to opposite aspects, similarly well-finished with light decor, carpeted flooring, central light fittings and built-in wardrobes. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a shower over the bath, tiled splash walls, and a ladder-style radiator.

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Approximate Gross Internal Area: (710 sq ft - 66 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Ballumbie is a small residential area of Eastern Dundee, set in between Whitfield and Baldovie. With amenities and schooling available locally in the area, there are also excellent links to Dundee city centre and retail outlets. For outdoor recreation, the popular coastal area, Broughty Ferry, is just a short drive away, with easy access to beaches along the east coast, providing superb scenic walks; whilst Drumgeith Park is at the doorstep, with Finlathen Park, Claypotts and Dawson's Parks, and Ballumbie Golf Course further afield. Dundee itself, known as the City of Discovery, has undergone an ambitious transformation in the past ten years, principally in the renovation and revitalisation of the

Waterfront, including the world-famous Victoria and Albert Museum and home of Robert Falcon Scott's steamship Discovery. There is a wide range of high-street names, supermarkets, retail centres, cinema and leisure centres, sports facilities and restaurants and hotels, leading cultural venues, Ninewells Hospital, and two universities, colleges, and schooling for all ages. The city has excellent travel facilities including an airport, railway system, and local bus services, with the A90 connecting Dundee to the north and south.





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