



**Thorntons**   
The right way to move

42A, Ballumbie  
Gardens,

Dundee, DD4 0NR



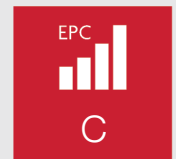
2



4



3



EPC

C





## Summary

Introducing a four-bedroom, three-bathroom(plus WC) semi-detached house that enjoys sunny and spacious accommodation in a desirable family-friendly neighbourhood of Ballumbie, within easy reach of central Dundee. Set over three floors, the southwest-facing family home also boasts an open-plan, balconied living and dining room that further opens into a modern breakfasting kitchen. Additionally, the property benefits from private parking, including a driveway and a garage, as well as private gardens featuring a porch with outdoor seating areas, a deck, a drying green, a shed, and well-kept lawns. Extras: All fitted floor and window coverings, light fittings and kitchen appliances (excl. American fridge/freezer and wine cooler). Whilst the washing machine and a tumble dryer are available by separate negotiation.

## Features

- Sunny semi-detached house in Ballumbie
- Part of a modern residential development
- Lovely canopy views
- Vestibule (with storage) and hall with WC
- Sunny living and dining room with balcony
- Modern breakfasting kitchen
- Sun-facing main bedroom with wardrobe and en-suite
- Three more bedrooms (two with wardrobes)
- Modern bathroom
- Separate shower room
- Excellent storage throughout
- Private gardens with a deck and a drying green
- Private driveway and garage parking
- Gas central heating and double glazing





“The four-bedroom, two-reception room and three-bathroom(plus a WC) home enjoys all the benefits of a modern residential development.”











“42A, Ballumbie Gardens lies enviably close to excellent amenities, including green space, schools and transport links.”







# Floorplan





# Thorntons<sup>↑↓</sup>

The right way to move

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeaea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP  
Regulated by The Law Society of Scotland