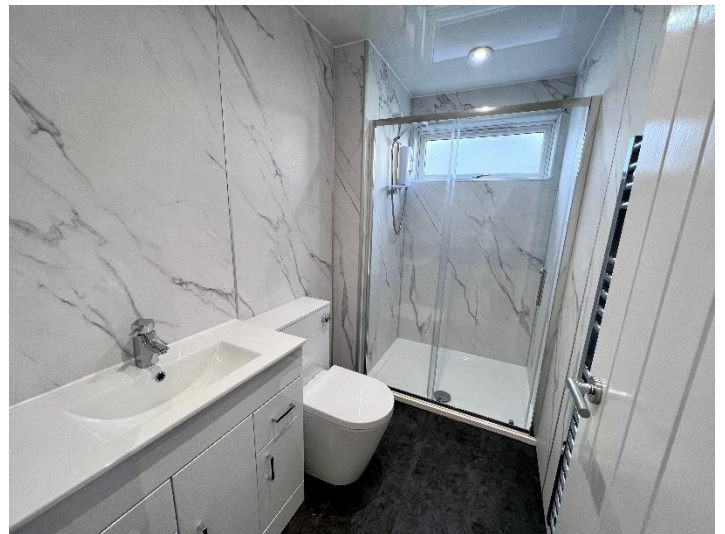




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**23 HAWICK DRIVE, DUNDEE DD4 0JY**  
**OFFERS OVER £162,000**

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**Lawson, Coull & Duncan** | 01382 227555  
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**HOME REPORT VALUATION**    **£165,000**

**EPC RATING**                            **E**



This two-bedroom bungalow is located in the popular residential area of Ballumbie in Dundee. The property is within easy reach of supermarkets, excellent commuting links and Ballumbie Golf Club. This property benefits from its own outside space having both front and rear gardens. The front is laid in lawn and there is a large patio area to the rear. The property has plenty of off-street parking provided for by its large driveway running down the side of the property.

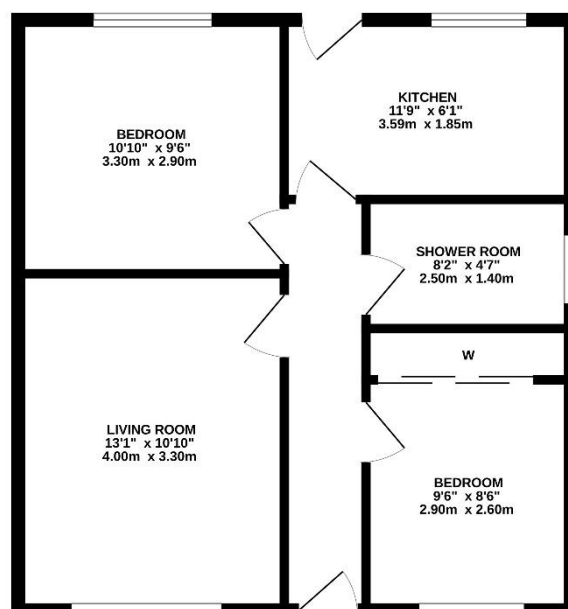
The bungalow has been renovated throughout and is in a move in condition. The front door enters to the hallway providing access to each room. The lounge to the front of the property has been fitted with a plush grey carpet and spotlights, and benefits from a large South facing window providing ample natural light. The kitchen has been fitted with sleek modern wall and base units with grey granite effect worksurfaces and splashback. The room benefits from new integrated appliances consisting of a fridge/freezer, electric oven, hob, extractor hood and dishwasher.

The bedroom to the front of the property is floored in wood effect laminate and has a sizeable built-in wardrobe spanning the full width of the room. The bedroom to the rear of the property is slightly larger and has been fitted with a plush grey carpet.

The modern shower room is fitted with a large shower cubicle, heated towel rail and vanity unit with sink, W.C. and storage. The room is floored in laminate and has marble-effect wet wall.

This is an excellent opportunity for first-time buyers and those looking to downsize to purchase a property which has been fully refurbished to a high standard. Early viewing is highly recommended to fully appreciate this property.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used on such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
Issue with floorplan 02/22



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