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**2 COPPER BEECH ROW, DUNDEE, DD5 3NU**  
**OFFERS OVER £410,000**

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This beautifully presented detached executive villa is located within a quiet cul-de-sac in the very popular Ballumbie Castle Estate. The property is an ideal family home with an impressive open plan kitchen, family room and dining area, five double bedrooms, enclosed garden and monobloc driveway. Copper Beech Row is on a slightly elevated southerly facing site with stunning views across Ballumbie Castle Golf Course. In addition, there is easy access to all amenities including grocery stores, leisure facilities and primary and secondary schooling.

The property opens to a spacious entrance hallway which is laid with laminate flooring and a carpeted staircase leading to the first floor accommodation. The family room benefits from two vast front facing windows allowing floods of natural light into the room. This is a perfect room for families and entertaining with a large breakfast bar and integrated hob. There is suitable storage space with cream glossy wall and base units, with a sizeable area for a double fridge freezer and microwave. The dining area is located to the rear of the property benefiting from the double patio doors opening to the rear garden. The utility room is fitted with matching units with space for white goods. Within the room is a cupboard with hanging rail and shelves and a door opening to the garden. The living room is to the front of the property and offers a more formal setting with a bay window providing south facing views. Double Georgian doors open from the living room to the dining room which is currently being used as an office. Also on the ground floor is a w.c. under the staircase.

The first floor hallway is laid with carpet flooring and includes two storage cupboards and an attic hatch providing access to the roof space. The main bedroom is located to the front of the property and is fitted with two wardrobes. A modern en-suite adjoins this room with a grey wet wall surround, and grey glossy vanity unit with w.c. and wash hand basin. This room also has a shower cubicle and heated towel rail. The second bedroom also benefits from an en-suite and includes a fitted wardrobe with mirror sliding doors. Another sizeable bedroom is located to the front of the property with two Juliet balconies perfect for that southern light to fill the room. The fourth and fifth double bedrooms are to the rear of the property and both fitted with carpet flooring. The family bathroom has a four piece white suite with a fitted vanity unit with wash hand basin and w.c. The room is fitted with a tiled surround around the sink and bath, and within the shower cubicle.

To the front of the property is a large monobloc driveway offering plenty space for off street parking. The rear garden is fully enclosed and is on two tiers with the lower laid with lawn and decking with steps leading to the decked upper tier.

This is a fantastic property for families and early viewing is highly recommended.



Ground Floor



First Floor

**Ground Floor Accommodation**

Hallway	4.68 x 2.07
WC	1.98 x 0.86
Lounge	5.81 x 3.58
Dining room	3.58 x 2.89
Kitchen	8.32 x 6.54 (at widest)
Utility room	2.25 x 1.74

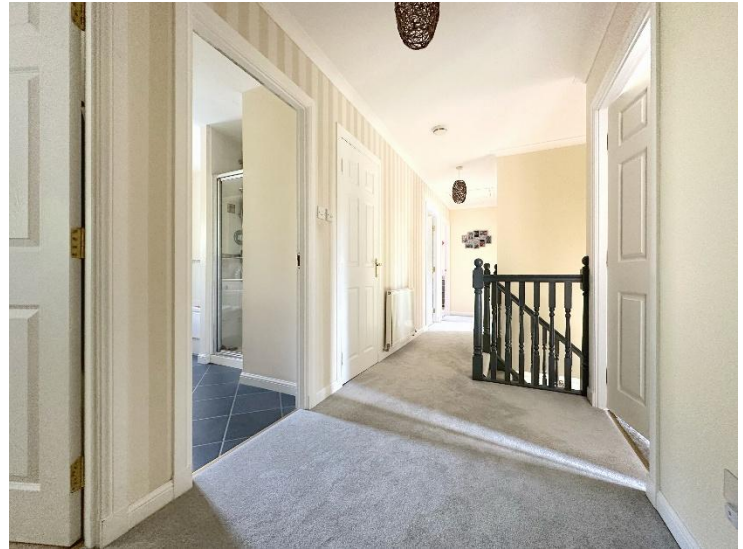
**First Floor Accommodation**

Bedroom 1	4.35 x 3.58
En-suite	2.06 x 1.44
Bedroom 2	3.59 x 3.27
En-suite	1.7 x 2.3 (at widest)
Bedroom 3	5.55 x 3.20
Bedroom 4	3.28 x 2.78
Bedroom 5	2.27 x 2.68
Bathroom	3.30 x 2.05

Illustration For Identification Purposes Only. Not To Scale (ID:1225062 / Ref:91019)







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