

Simple Approach



14 Haddington Gardens, Dundee

Angus DD4 0RL

Offers over £144,995

Simple Approach are delighted to welcome this bright, spacious detached bungalow which is a generously proportioned with private, fully enclosed garden on Haddington Gardens to the residential market. Set in the heart of the popular area Ballumbie, this property enjoys a very convenient location to take advantage of all amenities found close by as well as further amenities found in Dundee City Centre. This property has been very well looked after by the current owners, boasting sought after features such as double glazing, oil fired central heating, a large partially floored attic space and a large driveway suitable of multiple cars. This impressive home offers spacious accommodation throughout, featuring a welcoming entrance hall, sizable kitchen with ample space for dining, bright and spacious lounge, three large bedrooms two of which have useful fitted storage space and a fresh white bathroom with shower over bath facility. All carpets, curtains, blinds, light fittings and white goods are included in the sale of this fantastic property. Viewing is absolutely essential to appreciate the overall space and excellent location.

Entrance Vestibule

13'5" x 2'8" (4.09 x 0.83)

Entrance Hallway

14'10" x 4'7" (4.53 x 1.41)

Lounge

11'11" x 14'9" (3.65 x 4.51)

Kitchen

10'11" x 10'7" (3.34 x 3.23)

Bedroom 1

10'2" x 9'5" (3.12 x 2.89)

Bedroom 2

10'2" x 7'5" (3.10 x 2.28)

Bedroom 3

10'5" x 10'7" (3.18 x 3.25)

Bathroom

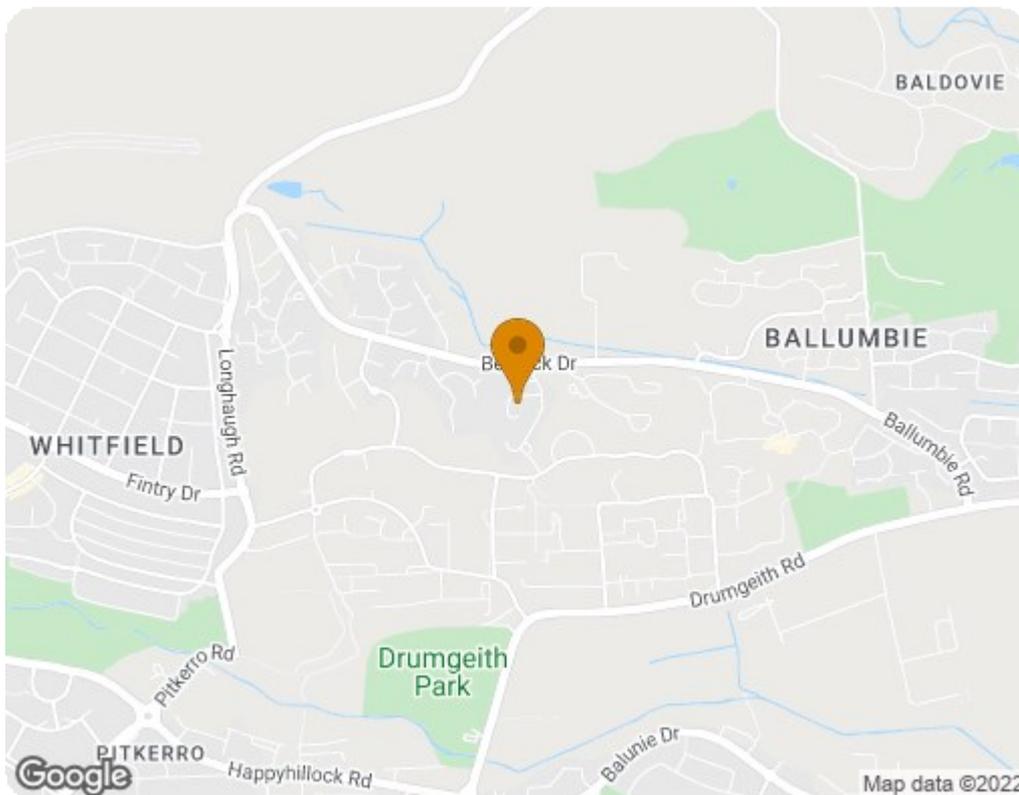
7'10" x 4'6" (2.39 x 1.39)





- Well Presented Detached Bungalow
- Large Lounge
- Large Driveway Suitable For Multiple Cars
- Three Sizable Bedrooms
- Fitted Kitchen
- Sizable Partially Floored Attic Space
- Fresh White Bathroom
- Excellent Location
- Oil Fired Central Heating and Double Glazing





| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Scotland | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 79 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| Scotland | | EU Directive 2002/91/EC |