



VERDALA

12 BALLUMBIE HOUSE

12 ELM RISE, BROUGHTY FERRY, DD5 3UZ



12 BALLUMBIE HOUSE

3 BEDROOMS • CONTEMPORARY LIVING • STUNNING BUILD

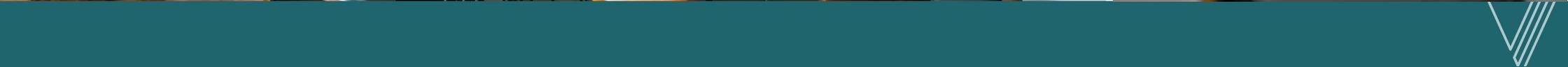
OFFERS OVER £259,000

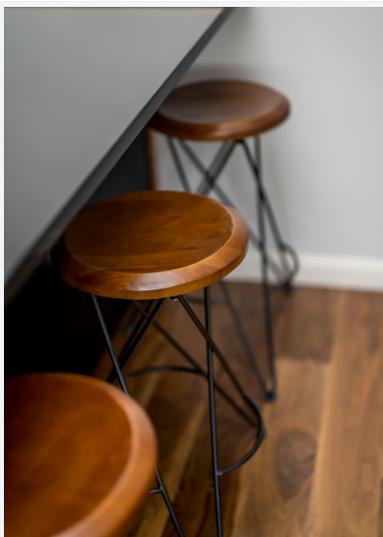
Enjoying a prime position within the stunning B-listed Ballumbie House, set in the grounds of Ballumbie Castle Estate, this ground floor apartment boasts stunning period features, high ceilings and an exceptional luxury specification. The development is well placed with easy access to central Broughty Ferry, Dundee City Centre and local shopping. Excellent primary and secondary schooling facilities can be found near-by.

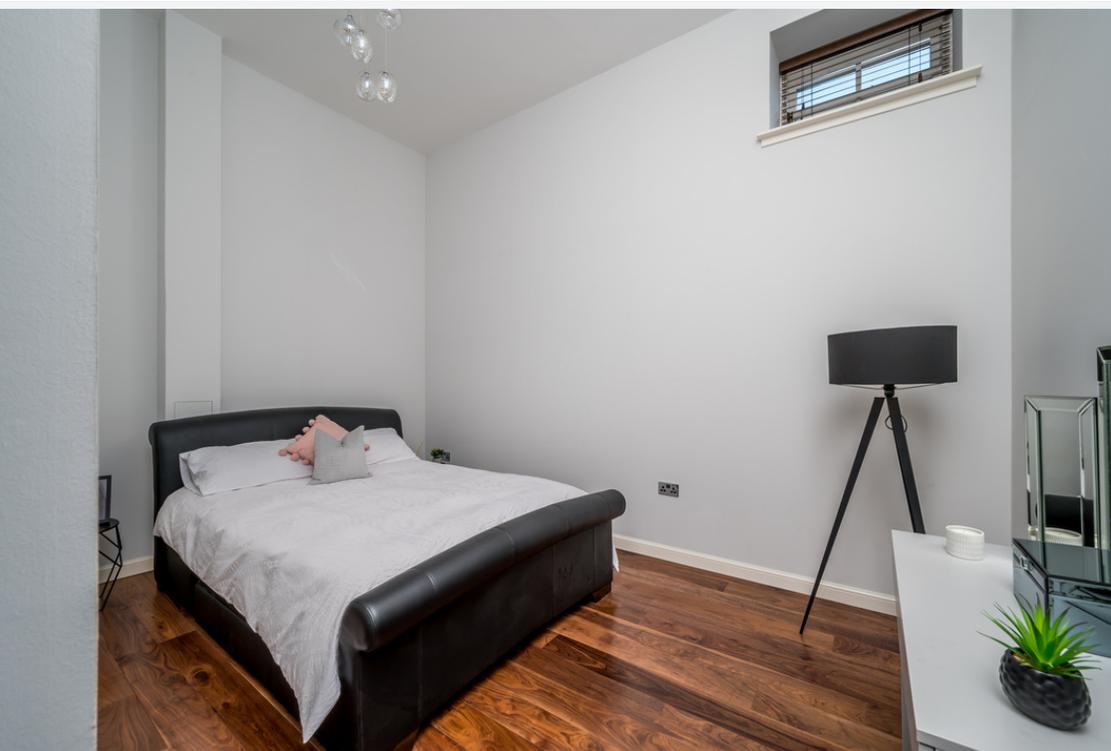
The communal areas are accessed via a secure entry system, freshly decorated, carpeted and regularly maintained. Internal accommodation is bright and spacious spanning to 130 square meters. The home comprises; main reception hallway with cloaks cupboard. The main living area is immediately impressive with high ceilings, tall windows and a stunning original stone fireplace. This large open plan area provides ample space for formal dining and entertaining. The luxury kitchen is fitted with solid walnut countertops, a large central island finished in granite and a compliment of quality NEFF appliances including steam oven, five burner gas hob with rising extractor, dishwasher, fridge freezer, microwave oven, undercounter oven and food waste disposal. The apartment offers three double bedrooms all with fitted wardrobes. The master enjoys a walk in wardrobe and newly fitted contemporary en-suite shower room. Specification is modern with gas central heating and full double glazing installed. Ballumbie House is set within immaculately maintained residents garden grounds to the front with open parkland ground beyond. There is plentiful visitor and private allocated residents parking. A private, damp proofed cellar provides ample external storage. EPC - B

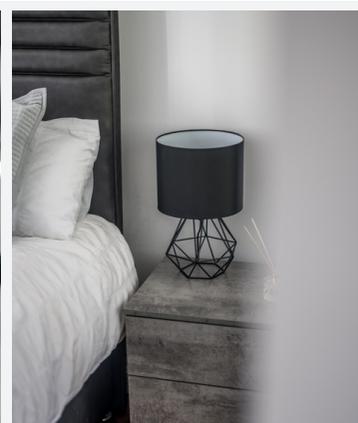
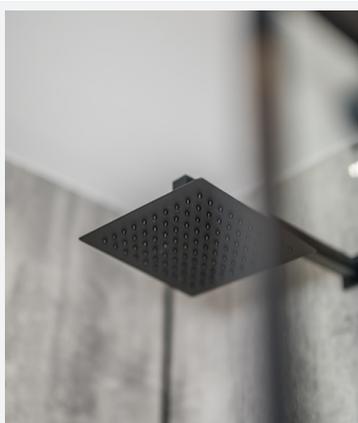






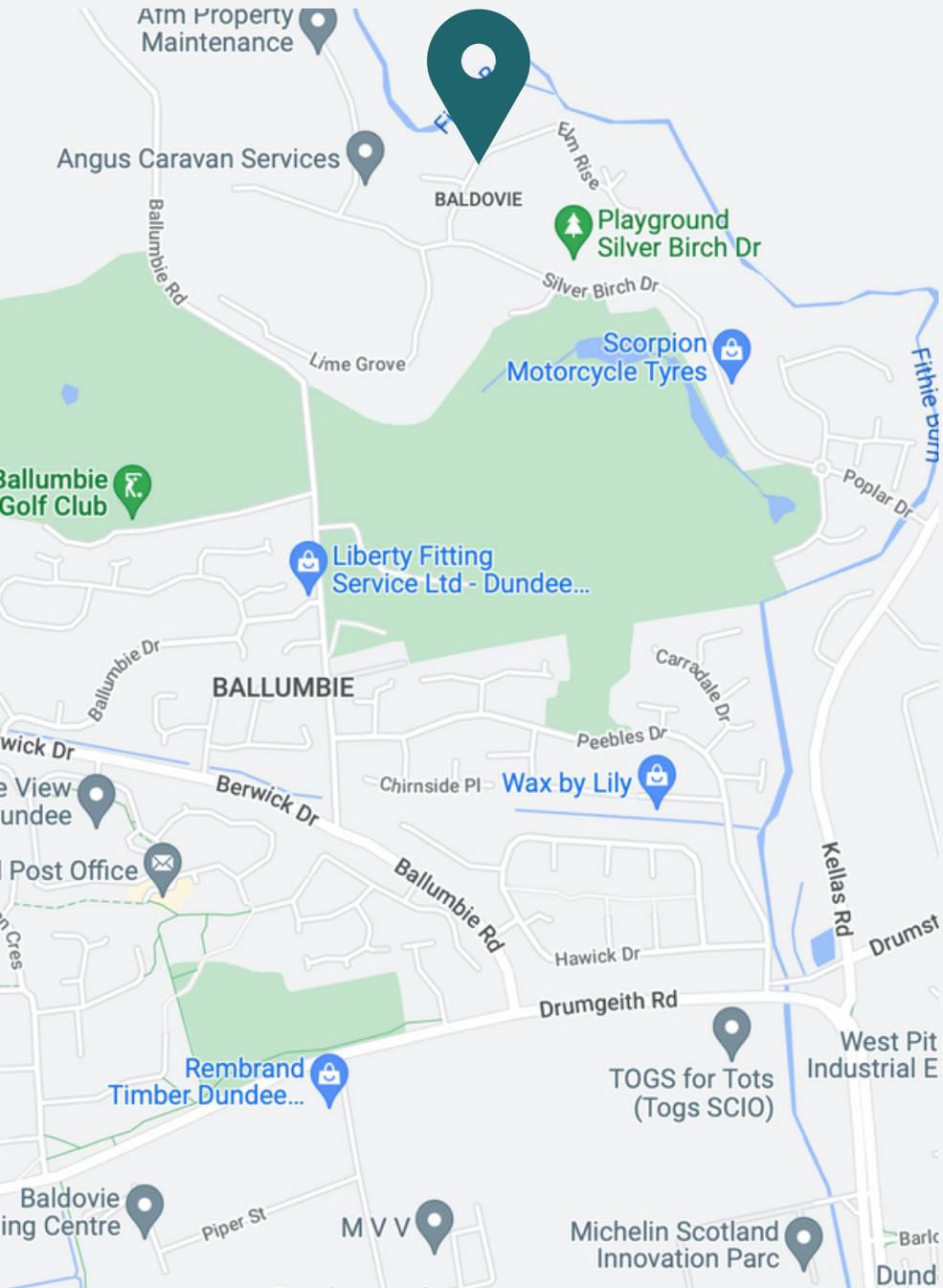








LOCATION



ROOM DIMENSIONS & FLOOR PLAN



Lounge/ Dining Area: 27'3 x 29'2

Kitchen: 15'5 x 13'2

Bedroom One: 13'7 x 10'11

En-Suite: 7'0 x 4'11

Bedroom Two: 14'3 x 12'7

Bedroom Three: 8'10 x 10'7

Bathroom: 7'6 x 7'1

All sizes/plans are produced with care but are approximates



VERDALA

WWW.VERDALA.CO.UK



250 Brook St, Broughty Ferry, Dundee DD5 2AH
01382 847113 • hello@verdala.co.uk