

Offers Over £490,000

Blackadders



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4 Comerton Place,
Drumoig, KY16 0NQ



- Detached Bungalow
- Dining Kitchen
- Further 3 Bedrooms
- Sought After Location
- Utility Room
- Bathroom
- Lounge
- Master Bedroom
- Double Garage
- Dining Room
- Ensuite Shower Room
- Gardens



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This is a substantial detached bungalow affording adaptable and comfortable accommodation all on one level. The property is particularly pleasantly situated lying within the luxuriously appointed Drumoig development. Drumoig is pleasantly situated between Dundee and St Andrews. Drumoig Golf Course is immediately beyond the boundaries of the subjects.

The accommodation comprises hallway, lounge, dining room, spacious dining kitchen, utility room, master bedroom with ensuite shower room, three further bedrooms, utility room, family bathroom and cloakroom with WC. The gross internal floor area extends to around 174 square metres or thereby.





To the side of the property there is a spacious double garage with two up and over doors, concrete floor, power, light and water. Access is via the large paved driveway with turning area and further hard standing. There is an attractive paved courtyard with well stocked boundaries leading to the front door. To the side there is a timber shed and bin store area leading to the westmost garden which is a laid in lawn bounded by mature beech hedge. The Southeast main garden grounds are extensively laid in lawn interspersed with colourful flower borders, mature trees and hedge. Further Greenhouse and patio/terrace.

LPG gas fire central heating is installed supplemented by solar panels. Double glazing is installed. We are advised that spray foam insulation has been installed at rafter level. Please refer to the home report.

This is a particularly attractive bungalow with the majority of apartments featuring an attractive aspect onto the substantial garden grounds. Viewing is highly recommended to fully appreciate the flexibility of the accommodation on offer.





Ground Floor



Accommodation (measurements are approx)

Lounge	4.42m x 5.70m	(14'6" x 18'8")
Dining Room	3.29m x 4.43m	(10'10" x 14'6")
Dining Kitchen	3.70m x 5.22m	(12'2" x 17'2")
Utility Room	3.34m x 3.57m	(10'11" x 11'9")
WC Compartment	1.40m x 2.34m	(4'7" x 7'8")
Master Bedroom	3.94m x 4.47m	(12'11" x 14'8")
Ensuite Shower Room	1.36m x 3.69m	(4'6" x 12'1")
Bedroom	3.00m x 4.66m	(9'10" x 15'3")
Bathroom	2.72m x 2.87m	(8'11" x 9'5")
Bedroom	3.01m x 3.22m	(9'11" x 10'7")
Bedroom/Study	3.38m x 4.03m	(11'1" x 13'3")
Garage	6.14m x 6.17m	(20'2" x 20'3")





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DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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