



25 Glamis Drive, Dundee
Offers over £620,000

This imposing house situated in the exclusive and sought after West End of Dundee which is just two miles west of the city centre and close to the Botanical Gardens. This house is beautifully presented and finished to an extremely high standard with Nor Dan Scandinavian timber windows and doors, solid oak/oak veneer Spanish Luvipol internal doors, solid oak skirting boards, facings and staircase. The design of this bespoke property flows well allowing multiple use of the rooms. An ideal house for entertaining. The house was built in 2008 still under the NHBC warranty and built to DDA standards to enable wheelchair access (ramp currently covered by decking, however this could easily be reinstated.)

Category 5 cabling has been installed for the audio visual signal distribution. The house also has a Drainvac central cleaning vacuum system.

Dundee sits on the north bank of the River Tay and provides excellent range of shops, professional services and leisure activities. The city is renowned for its cultural facilities and life sciences and is an established centre of excellence in education. The city is growing and developing with the waterfront undergoing a massive regeneration project with the addition of the Victoria and Albert Museum.

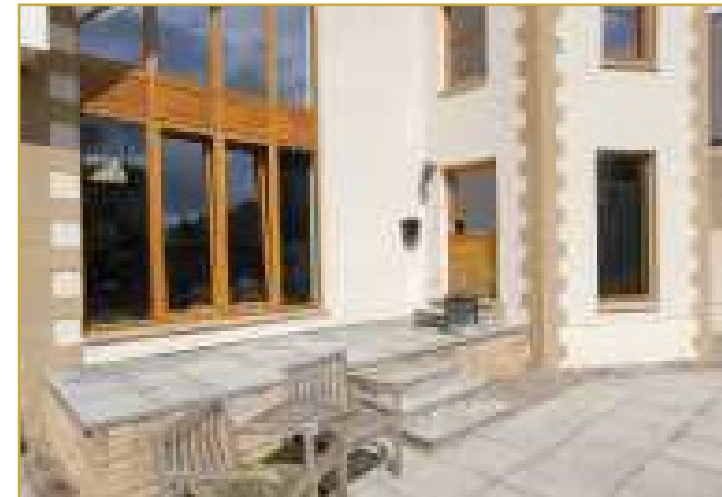
Ninewells teaching hospital, the University and the James Hutton Institute are all close by.

There is a main line railway station with services to the north and south. A regional airport with flights to London Stanstead.

The A90 dual carriageway provides fast access to Aberdeen, Perth and central Scotland. There is also a wide range of schooling with the renowned Dundee High School within the city centre.

Adequate public transport to all areas.

For the golfing enthusiasts there are a number of links courses close by, such as Barry, Panmure, Monifieth and Carnoustie. St. Andrews Old Course is approximately 25 minute drive. The world famous Gleneagles courses of Kings, Queens and the PGA are about 45 minute drive. There is sailing on the river Tay, and for the walking enthusiasts there are the Angus Glens. There are also many country parks nearby.



Vestibule 3.8 x 3.1 (12'6" x 10'2")

Bright and welcoming vestibule accessed by a timber and glazed door with four windows allowing in plenty natural daylight. Beautiful turreted solid oak staircase with copper spindles and solid oak balustrade. Corniced ceiling. Under stair storage cupboard. Carpet flooring with under floor heating. Oak and glazed door leading into Reception Hall.

Reception Hall 6.1 x 2.8 (20'0" x 9'2")

This is an L shaped hall with doors leading to Lounge, Kitchen/Dining/Family Room, Cloakroom, Master Bedroom/Dressing Room/En-Suite, Laundry room and two storage Cupboards and the double integral Garage. Corniced ceiling with downlights, Smoke alarm. Carpet flooring with under floor heating.

Cloakroom 2.0 x 1.7 (6'7" x 5'7")

A spacious cloakroom with a Porcelanosa two piece suite consisting of a close coupled WC and a wall hung wash hand basin with mixer tap set on a Porcelanosa vanity unit with back lit mirror above. Feature heated towel rail. Corniced ceiling with downlights. Tiled flooring with under floor heating.

Lounge 6.7 x 5.0 (22'0" x 16'5")

Sumptuous lounge with cathedral height ceiling with a galleried mezzanine above. Large inset remote controlled log effect gas fire, giving a cosy feature to the room. Two tilt and turn doors to the front of the property with glazed side panels and three electric Velux windows with black out blinds, making this a very bright room, ideal for entertaining family and friends. Oak and glazed double door to Dining Room and an oak and glazed door with glazed side panels to the Reception Hall. Sound system controlled speakers. Carpet flooring with under floor heating.

Dining Room 4.9 x 4.3 (16'1" x 14'1")





Inviting room for dining and entertaining with ample room for a 12 seat dining table and chairs, and occasional furniture. Large bay style window overlooking the rear garden. Oak and glazed doors to Lounge and Kitchen/Dining/Family Room. Timber and glazed door leading out to the garden accessing the decking area. Corniced ceiling with downlights. Sound system controlled speakers. Carpet flooring with under floor heating.

Kitchen 4.6 x 3.6 (15'1" x 11'10")

Modern trendy kitchen with a full wall of floor to ceiling units with integrated Miele Combi microwave, Miele fan assisted oven, Miele steam oven and Miele coffee machine with heated plate drawer underneath. Maytag American style fridge/freezer with water and ice dispenser. Centre island with cupboards and drawers and two integrated Miele wine fridges underneath and lovely granite worktop above. Integrated Kupperbusch induction hob with 4 rings and a central wok reservoir. Stylish Best circulating fan above the hob. Double windows overlooking the rear garden with a bank of base units underneath incorporating a single bowl stainless steel sink with waste disposal unit with mixer tap set into a granite worktop with upstands. Integrated Miele dishwasher and a bin drawer. A walk in pantry and a walk in storage cupboard with shelves giving more than adequate storage. Kickboard lighting creating ambience. Corniced ceiling with downlights. Karndean wood effect flooring with under floor heating. Central vac aspiration system (Vac pan) The kitchen is open plan to the dining/family room. This is a kitchen with WOW

Family Room 2.9 x 3.4 (9'6" x 11'2")

Open plan to the dining area and the kitchen allowing you to chat to family and friends whilst preparing in the kitchen. French door with two glazed side panels leading out to the decking area in the back garden. This also allows in natural daylight making this a pleasant room for relaxing. Corniced ceiling with downlights. Sound system



controlled speakers. Carpet flooring with under floor heating.

Dining Area 2.9 x 3.4 (9'6" x 11'2")

Again this room is open plan to the kitchen/family room. A good size for large dining table and chairs. Oak and glazed door accessing reception hall. Corniced ceiling with downlights. Sound system controlled speakers. Carpet flooring with under floor heating.

Laundry Room 5.0 x 2.2 (16'5" x 7'3")

A wonderfully spacious room with window and oak and glazed door accessing the rear garden. Fitted base and tall unit for storage with integrated single bowl stainless steel sink with drainer and mixer tap. Laminate worktop and upstand. Plumbing and space for an automatic washing machine and tumble dryer with venting. Karndeian wood effect flooring with under floor heating. Corniced ceiling with downlights. Vac pan for central cleaning system. Clothes pulley.

Single cupboard

This cupboard is currently used as a linen cupboard and storage.

Double cupboard

This is a large cupboard with hanging rail and storage shelf.

Master Bedroom 4.7 x 3.8 (15'5" x 12'6")

Tranquil and peaceful bedroom with a French door with two glazed side panels accessing the garden. Spacious and bright room with ample room for free standing furniture. Corniced ceiling with downlights. Dimmable wall bed reading lights. Carpet flooring with underfloor heating.

Dressing Room 4.7 x 3.5 (15'5" x 11'6")

Large walk in dressing room with window allowing in natural daylight. One large double door wardrobe with mirrored sliding doors and two a triple door wardrobe with opaque glass front, giving plenty of hanging and shoe storage space. Corniced ceiling with downlights.



Carpet flooring with under floor heating.

En-Suite 2.6 x 2.7 (8'6" x 8'10")

Five piece Porcelanosa suite consisting of a step up with floor lights to a system pool Jacuzzi bath with mixer tap and shower spray. Wall mounted recessed mirror TV, Twin wall hung wash hand basins with mixer taps. And tiling behind and with two back lit mirrors above the wash hand basins. Close coupled WC. Large double size shower cubicle with body spray jets and power shower and hand spray shower, with tiling on the wall and a glazed door. Opaque window. Large feature heated towel rail. Corniced ceiling with downlights. Mentis extractor fan. Wall hung Porcelanosa storage cupboard. Tiled flooring with under floor heating.

Leading from turret in vestibule to Landing 3.8 x 4.3 (12'6" x 14'1")

Bright landing at the top of the turreted staircase with two recessed open displays. Feature radiator. Oak and glazed door leading to mezzanine and upper landing.

Upper Landing 5.3 x 2.3 (17'5" x 7'7")

Spacious landing with eaves storage. Oak doors leading to bedrooms suites and cinema room.

Mezzanine Study/Playroom 5.6 x 2.4 (18'4" x 7'10")

This galleried mezzanine with solid oak balustrade and brass spindles overlooks the spectacular lounge. This room is currently used as a study, but it could have multiple usage. Feature tall radiator. Corniced ceiling with downlights. Door leading to Bedroom 4.

Bedroom 4 3.0 x 6.5 (9'10" x 21'4")

Luxurious bedroom with velux window with black out blinds and a second electric velux window with black out blind. Ample room for free standing furniture, Downlights. Feature radiator. Carpet flooring.



Jack & Jill En-Suite 1.4 x 2.7 (4'7" x 8'10")

Three piece Porcelanosa suite consisting of large double walk in shower with mains shower within. Wall hung wash hand basin with mixer tap and mirror above. Close coupled WC. Mentis extractor fan. Downlights. Feature heated towel rail.

This en suite services bedroom 3& 4.

Bedroom 3 3.2 x 5.6 (10'6" x 18'4")

Another contemporary bedroom with ample room for free standing furniture. Large double oak door wardrobe with hanging rail and shelf and access to the attic within. Feature radiator. Downlights. Carpet flooring. This room can be accessed to the Jack & Jill en suite.

Bedroom 2 5.6 x 4.6 (18'4" x 15'1")

A very spacious guest room with ample room for bedroom and occasional furniture. Two velux windows with black out blinds. Feature radiator. Downlights. Carpet flooring.

Dressing Room 2.0 x 3.2 (6'7" x 10'6")

This room is open plan to the bedroom. Fitted hanging rails and shelf for storage. Downlights. Carpet flooring. Door leading to en suite.

En-Suite 2.3 x 2.2 (7'7" x 7'3")

Four piece Porcelanosa suite comprising of corner bath with mixer tap, large corner shower with mains shower within. Wall hung wash hand basin with mixer tap and mirror above. Back to wall WC. Tiling to dado height behind bath. Velux window with black out blind. Chrome ladder style heated towel rail. Mentis extractor fan. Downlights. Tiled flooring.

Cinema Room/Bedroom 5 6.0 x 5.1 (19'8" x 16'9")

This room is currently used as a cinema room, but could easily be a bedroom if required. To allow in daylight there are two velux windows with black out blinds. Long feature radiator with bench seat on top. Downlights. Carpet flooring. More than ample space for free

standing furniture.

Double Integral Garage 5.3 x 6.0 (17'5" x 19'8")

Entered internally from the reception hall with a small staircase down into the garage with under stair storage. Entered externally by electrically operated doors with parking for two large cars. Shelving for extra storage. The garage houses the Worcester boiler and hot water tank, Drainvac central cleaning system and the fuse boxes for the house. Two ceiling flush lights. Power and water. Concrete screed floor.

Front Garden

Accessed by electrically operated metal and wooden gates leading toover a mono-blocked drive to the double garage. PIR security lighting with illuminating up lights to the front of the house to create an impressive evening display. Gravelled are with shrub border and ornate centre piece with a paved pathway with step up to the paved area at the front of the house and to the front door. Front door light.

Rear Garden

Secluded and secure garden with patio and decking area for al fresco dining. Pathway and gates to both sides of the house. Outside water tap and power. Access straight out from Dining Room, Family room and Master bedroom.



