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SOLICITORS & ESTATE AGENT

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137 Balunie Avenue, Dundee, DD4 8SP

Offers Over £104,950

Mid terraced Villa

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Mid terraced Villa

137 Balunie Avenue, Dundee, DD4 8SP

Situated within a popular residential area of Dundee we are delighted to offer for sale this recently re-furbished, spacious 2 bedroomed mid-terraced villa. The property offers excellent family accommodation on two levels comprising of a spacious lounge/dining room, bright kitchen/dining area, carpeted staircase leading to the upper floor giving access to two double bedrooms and a family bathroom.

This extremely affordable property is close to all local amenities, schools and on the bus routes to central Dundee and Broughty Ferry and would make an ideal family home for a first time or investment buyer therefore early viewing is highly recommended.

The property benefits from gas central heating, double glazing and is sold with all floor coverings, light fittings and blinds where fitted.

Entrance Hall:

Access to all ground level areas and rear access, staircase to upper floor, carpeted, radiator.

Lounge/Dining:

**3.08mts x 6.11mts:
(at widest points).**

An extremely spacious family living space, accessed directly from the bright hall, the attractive feature of this room is the dual aspect windows to the front and rear aspect of the home with ample room for a weekday dining table and chairs in the dining area to the rear, the rear French doors are south facing which allows the light to flood the room and gives direct access into the rear garden patio area, downlights, carpeted, radiator.

Kitchen:

2.67mts x 3.10mts:

The kitchen is accessed directly from the lounge/dining area, front door and rear entrance door and comprises of a range of floor and wall cabinets with contrasting worktops, mosaic tiled splash back, 4-burner gas hob and electric oven, extractor hood, stainless steel sink with chrome pillar tap, breakfast bar area provides dining option. Laminate flooring, downlights, radiator.

Front of property:

The front garden is easily maintained, comprises a mixture of shrub planting and hard landscaping.

Upper Floor Accommodation:

Upper Hall:

access to both bedrooms, bathroom and attic space, downlights, radiator.

Bathroom: 1.94mts x 1.67mts:

A bright family bathroom, comprising of a w.c., wash hand basin within a vanity unit, bath with mains operative shower within, wet wall, downlights, vinyl flooring with upvc opaque double-glazed window to the rear elevation of the property, radiator.

Bedroom 1:

4.4mts x 2.76mts:

A generous sized bright and airy room with two north facing large upvc double glazed windows to the front of the property, built-in wardrobe/drawer unit, radiator.

Bedroom 2:

3.37mts x 3.11mts:

Overlooking the south elevation of the property, a very generous bedroom, upvc double glazed window, an ideal youngsters bedroom, radiator.

Rear Garden

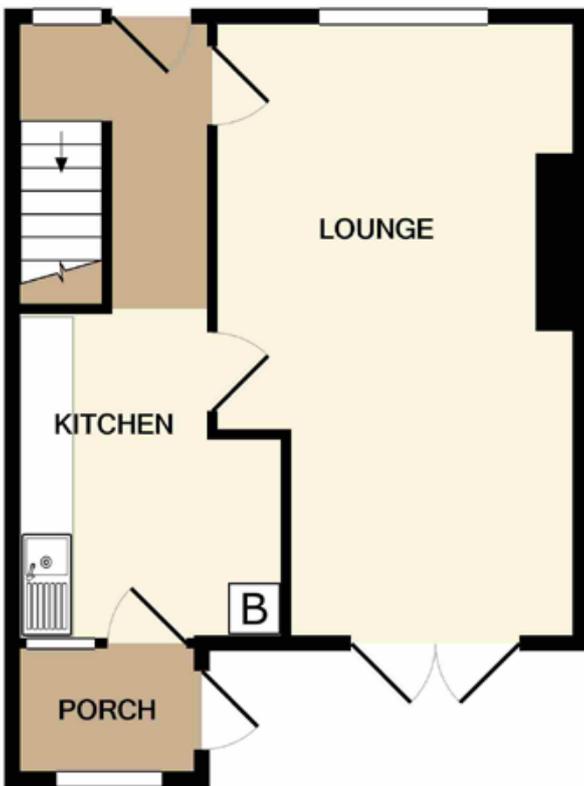
Comprises of a patio area as well as a stepped hard landscaped area with shrub planting, ideal safe and secure area for children at play and a quiet spot which to relax in the warmer months, the garden shed is included in the sale.



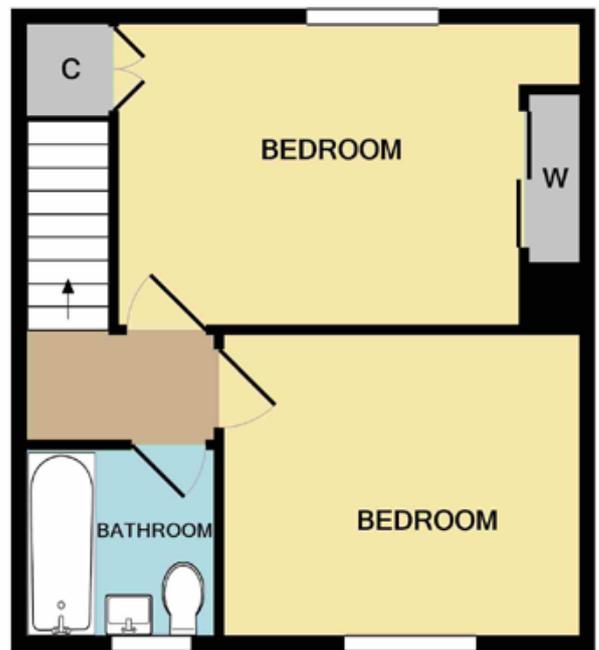








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Home Report Access:

Please visit our own website at www.legaleagles.tv then select this property then select the "Home Report" button and the Home Report will display within 5 seconds.

Council Tax Band:

B (Dundee Council 23rd August 2021)

EPC Band:

C

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: HYPERLINK "mailto:viewingstobook@gmail.com" viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

Covid Viewing Procedure:

For the duration of the current Covid pandemic we or the owners will ensure all internal doors will be wedged open and the owners/this firm alone only should open and close any external access doors, on arrival at the property please use the hand sanitizer which the owner/us will provide or bring your own, you will be shown around the property keeping the regulation 2 metre distance between you and the owner/us, in situations where a house is vacant you are permitted to walk through the house unaccompanied and you can ask any questions of our staff or owner attending, you must bring and wear a mask if your viewing is accompanied, if the unaccompanied you may remove your mask on entry to the property. Please do not bring young children with you (if you do the children must remain outside the property under the supervision of an accompanying adult, no children are allowed to the interior of any property at this time). Only two viewers at a time will be allowed access to the property.

Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
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