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**18 BALUNIEFIELD ROAD,
DUNDEE, DD 4 8TU**

Mid-terraced 3 bedroom villa

Double glazing

Requires modernisation

Ideal investment opportunity

Price: Offers over £95,000

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

PARTICULARS OF SALE OF 18 BALUNIEFIELD ROAD, DUNDEE

Hardwood front door with glass inset.

Hallway:

Centre light. Cloakroom facility. Stairs to upper landing.

Lounge:

14'1" x 13'2" approx. Centre light. Fire surround. Ample power points.



Kitchen:

Fitted kitchen with white base and wall units. Stainless steel sink. Tiled splashback. Plumbed for washing machine. Integrated electric hob and oven. Large pantry cupboard. Door leading to rear garden. Ample power points.



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Bathroom:

Three piece bathroom suite incorporating wc, wash hand basin and bath with shower over. Partially tiled walls. Centre light.



Stairs leading to upper landing:-

Hatch leading to attic.

Bedroom 1:

17'9" x 9'1" approx. Front facing bedroom. Shelved storage cupboard. Centre light fitting. Ample power points.



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Bedroom 2:

12' x 9'7" approx. Shelved storage cupboard housing hot water tank. Centre light fitting. Ample power points.



Bedroom 3:

11'2" x 8'6" approx. Shelved storage cupboard. Centre light. Ample power points.

Viewing:

By arrangement through Sellers on 07783 614 123.

Outside:

Enclosed front garden with ornamental tree. Enclosed rear garden laid in lawn.



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