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53 Ballantrae Terrace, Dundee DD4 8PP

Offers over £125,000

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Very nicely presented two bedroom mid terrace villa within a cul-de-sac close to local amenities including shopping, sport facilities and public transport services. The property benefits from gas central heating, double glazing and off road parking.

The accommodation comprises an entrance vestibule, lounge with open plan kitchen and patio doors to rear garden, 2 double bedrooms and a bathroom.

The open plan ground floor has engineered wood flooring and there is a gas flame effect fire in the lounge area.

The kitchen benefits from base and wall units with toe kick drawers, concealed pullout drawer and knife drawer, an island with the electric hob, pullout worktop, warming drawer and pop-up socket, lighting under the wall units, an electric oven and a double stainless steel sink.

Bedroom 1 has a built-in cupboard housing the central heating boiler. Bedroom 2 has wall to wall fitted wardrobes.

The bathroom has an extra deep Carronite bath, mains power shower, separate shower head, split shower screen, Crosswater Elite digital bath controllers, L-shaped heated towel rail, toe kick drawers, sensor controlled mood lighting, stereo speaker within the ceiling, cushioned vinyl flooring and a sliding door.

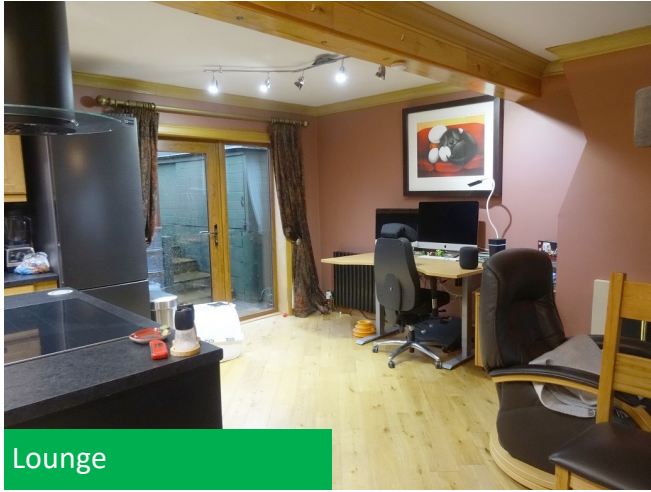
All lighting throughout the property is dimmable. Spindles on the stair bannister can be removed to allow furniture to be taken upstairs easily.

The rear garden has a patio area, a pergola with electric light, a large shed which is currently used as a gym and an extra timber built storage cupboard for storing garden furniture etc. The property also benefits from a cellar providing further storage space.

There are many good features in this property and viewing is recommended to appreciate what is on offer.

Included in the sale are all floorcoverings and light fittings.

This property is non standard construction but is still suitable for mortgage purposes.



Lounge



Bedroom 1



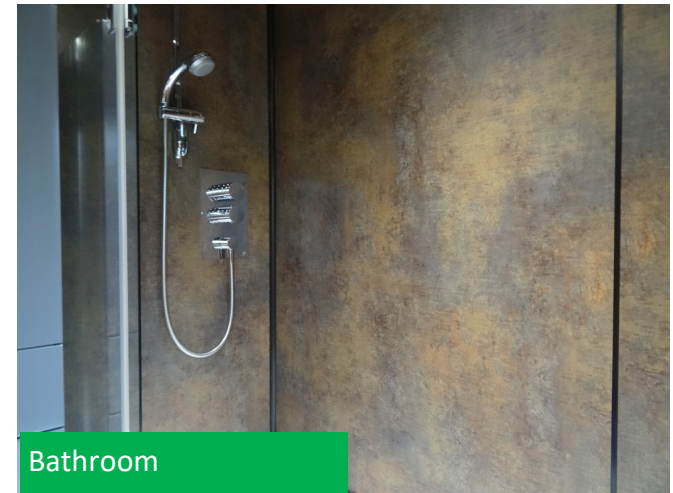
Bedroom 2



Bathroom

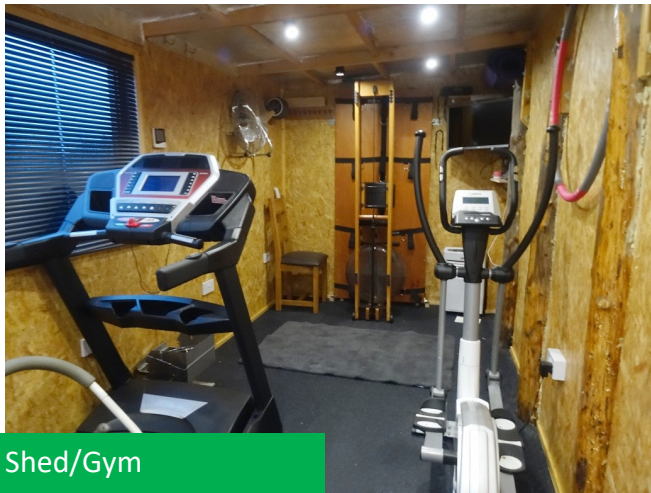


Bathroom



Bathroom

These particulars have been prepared in good faith to give an overall impression of the property. The dimensions may have been taken with a sonic measure and act as a guide only. Photographs are intended to provide a general impression of the property and do not imply that the contents are included in the sale



Shed/Gym



Patio



Pergola

VIEWING

By appointment only.

Please contact the selling agents on:

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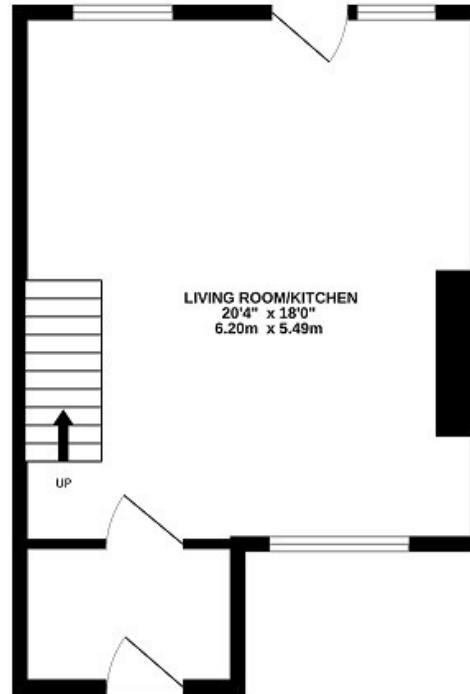
Directions, Location & Home Report Links

<https://taypropertymap.co.uk/>

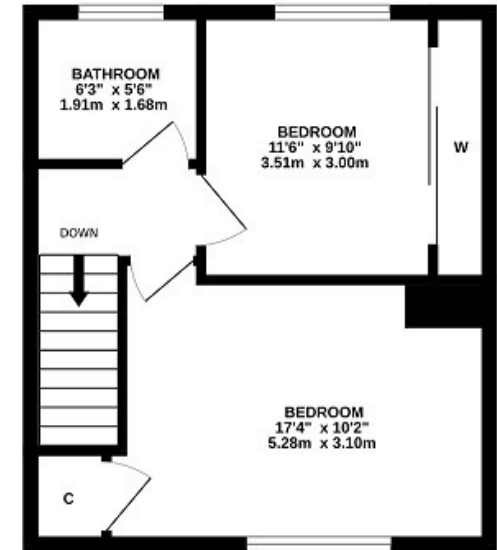
<https://www.tspc.co.uk/>

Home Report: <https://dmhall.web-cdn.org/754696.pdf>

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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