



lindsays

85 Balunie Avenue
Dundee, DD4 8RB

"A mid terraced three bedroom villa in the popular Douglas area of Dundee"

- Hallway
- Lounge
- Kitchen
- 3 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens

EPC Rating D

OFFERS OVER £110,000



Description

An excellent opportunity to purchase this three bedroom mid terraced villa which is located in the very popular Douglas area of Dundee. The property requires a degree of updating and this has been reflected in the asking price. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the bedroom furniture and garden shed. The accommodation on the ground floor comprises a well appointed lounge, bright kitchen and modern shower room. On the upper floor there are three good sized double bedrooms.

Externally at the front of the villa lies a garden laid with lawn and borders. The main garden lies at the rear and being south facing benefits from sun throughout the day. It is laid with a paved patio and lawn.

This is an ideal home for a variety of buyers and we recommend viewing.

Area

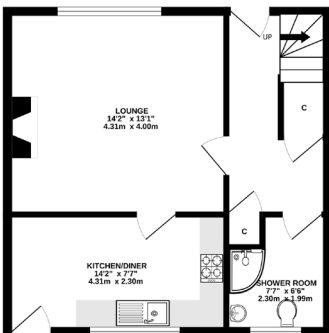
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

Viewing

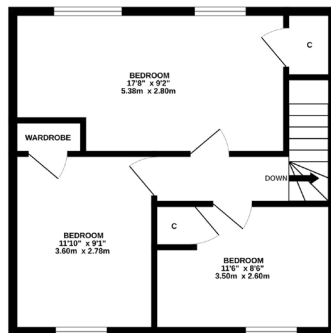
By appointment through Lindsays on 01382 802050



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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. Made with Metropix ©2014.

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.