



**lindsays**

247 Balunie Drive  
Dundee DD4 8UH

*"One bedroom terraced bungalow in the popular Doulgas area of Dundee"*

- Hallway
- Lounge
- Dining Kitchen
- Double Bedroom
- Shower Room
- Double Glazing
- Gas Central Heating
- Gardens

EPC Rating C

**OFFERS OVER £95,000**



## Description

This is an excellent opportunity to purchase this one bedroom terraced bungalow in a popular residential area. Balunie Drive is ideally situated for ease of access to number of local amenities including shops and is close to a regular commuter bus route.

The accommodation comprises: hallway with large storage cupboard, bright and spacious lounge with patio door giving access to the rear garden. Dining Kitchen, good sized double bedroom and shower room. Benefits include double glazing and gas central heating.

Externally the front garden is laid with lawn. The rear garden is fully enclosed and laid with paving stones for ease of maintenance. There is ample residents and visitors parking.

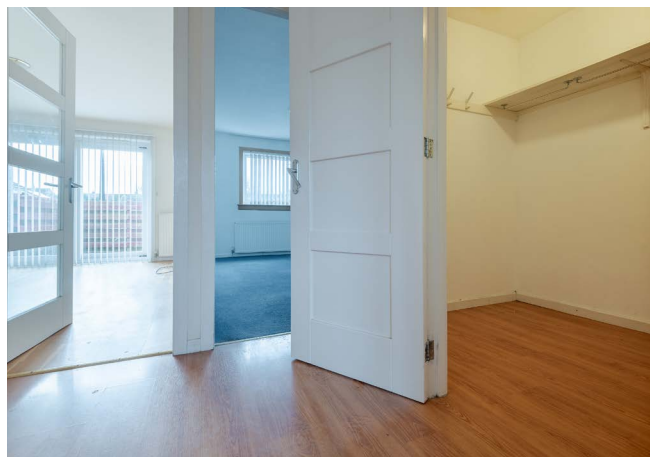
This property will appeal to a number of buyers and early viewing is highly recommended.

## Area

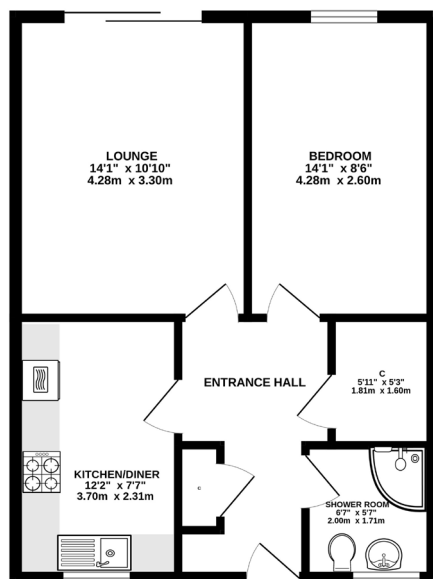
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes 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 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The symbols, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

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.