



lindsays

36 Balgowan Avenue
Dundee DD3 0EZ

"Spacious four bedroom end of terraced villa in a popular residential area"

- Hallway
- Lounge
- Fitted Kitchen
- Four Bedrooms
- Bathroom
- Shower Room
- Double Glazing
- Gas Central Heating
- Garden & Parking

EPC Rating C

OFFERS OVER £145,000



Description

This is an excellent opportunity to purchase this spacious four bedroom end of terraced villa in a much sought after location. Balgowan Avenue is ideally situated for ease of access to a number of local amenities including shops, schools and a regular commuter bus route.

The property offers versatile accommodation over two floors and comprises: bright and spacious lounge, dining room/bedroom 4, fitted kitchen and shower room. Upstairs there are three good sized double bedrooms and family bathroom. Benefits include double glazing, gas central heating and attic space.

Externally there is a small garden to the front and drive offering off street parking. The rear garden is fully enclosed and is a combination of lawn, patio and stone chippings.

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.

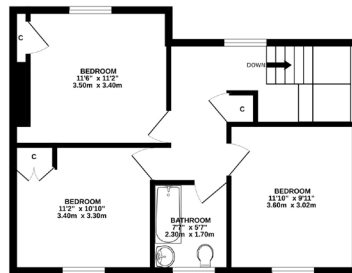
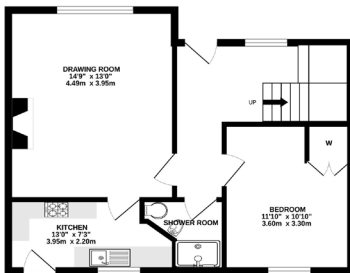
Viewing

By appointment through Lindsays on 01383 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, floors 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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T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays 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.