



**7-9 South Tay Street,
Dundee,
DD1 1NU**

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Dundee**

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**40 Ballindean Road, Dundee, DD4 8NW
Offers Over £115,000**

Accommodation: - Hallway, Lounge, Kitchen, Dining Room, 3 Double Bedrooms, Bathroom, Enclosed Front and Rear Gardens.

Situated in a popular residential area of Dundee to the north of Broughty Ferry, this mid-terraced villa, which would benefit from some upgrading offers spacious family accommodation over two levels.

The property benefits from a large lounge, dining area and three good sized double bedrooms. It also enjoys gas central heating, attic space for storage and fully enclosed front and rear gardens.

It is well situated for primary and secondary schools and a wide range of amenities are close by including supermarkets and general shops. Close to the A92 a main arterial route leading into Dundee and to Arbroath it is also well placed for bus services connecting to Dundee City Centre and is within walking distance of Douglas Sports Centre and Dawson Park providing recreational facilities.

Early viewing is highly recommended to appreciate the potential of the property on offer.

Hallway

Entering through hardwood front door into spacious hallway with light fitting and laminate flooring.

Lounge (18'1 x 16'7)

Bright, spacious lounge with two windows overlooking front garden, venetian blinds, centre light fitting, radiator, laminate flooring.

Kitchen (11'2 x 6'5)

Spacious kitchen with window and door leading to back garden, fitted wall and base units with coordinating work top surfaces, stainless steel sink and drainer, two large storage cupboards, strip light fitting and wood flooring.

Dining Area (9'1 x 8'2)

Dining Room situated just of the lounge with hatch into kitchen, window out to rear garden, light fitting, radiator, laminate flooring.

Carpeted stair leading to upper floor accommodation, light fittings, window, linen cupboard, radiator.

Bedroom 1 (12'7 x 11'4)

Good sized double room with window overlooking front garden, two built-in cupboards, pendant light fitting, fireplace, radiator, carpeted.

Bedroom 2 (11'2 x 9'7)

Another good-sized double room with window overlooking rear garden, built-in wardrobe, pendant light fitting, radiator, carpeted.

Bedroom 3 (11'8 x 9'1)

Third double room with window overlooking front garden, pendant light fitting, fitted cupboard, radiator, carpeted.

Bathroom (5'9 x 5'2)

Partially tiled bathroom with three-piece suite comprising wash hand basin, wc, bath with electric shower over, radiator, window, light fitting, vinyl flooring.

Outside

To the front: - Front Garden set in lawn with borders and pathway to front door.

To the rear: - Large enclosed rear garden set in lawn.

EPC Rating – C

HOME REPORT AVAILABLE AT:-

<https://homereports.survpoint.co.uk/gehj7s983h>

Viewings

By Appointment. Please contact Solicitors on 01382 204625

All measurements are approximate.

Whilst these particulars are believed to be correct and are given in good faith, they are not warranted, and any prospective purchasers must satisfy themselves as to the accuracy thereof. These particulars do not constitute part of an offer or contract of sale. All dimensions are approximate only. Prospective purchasers should note that their interest in the property must be communicated to and noted by the selling agents to ensure that they are informed of any closing date for offers. The sellers retain the right to sell or withdraw the property at any time.



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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