Offers Over £110,000





82 Balunie Drive, Dundee, DD4 8PY







End Terraced Villa

Kitchen

Gardens

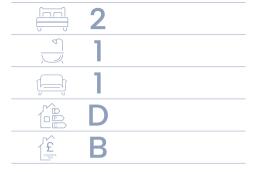
Popular Residential Area

2 Bedrooms

Driveway

Lounge

Shower Room









This is an attractive end of terrace villa affording easily managed accommodation on two levels. The property is pleasantly situated and forms a part of a well-established and popular residential area lying approximately 2 miles northeast of Dundee City Centre. The subjects (erected around 1950) extend to around 66 square metres or thereby and comprised on the ground floor entrance hallway, lounge and kitchen. A turn stair leads to the upper level affording two bedrooms with further shower room.

The kitchen is equipped with fitted wall and floor units with integral gas hob, electric oven and the white goods are also included. The shower room has a large corner shower cabinet with wet wall, instant shower and two piece contemporary suite with chrome heated towel rail.















First Floor

Accommodation (measurements are approx)

Living Room	3.15m x 6.11m	(10'4" x 20'1")
Kitchen	2.60m x 3.17m	(8'6" x 10'5")
Bedroom	3.10m x 3.36m	(10'2" x 11'0")
Bedroom	2.94m x 3.81m	(9'8" x 12'6")
Shower Room	1.71m x 1.92m	(5′7″ x 6′4″)

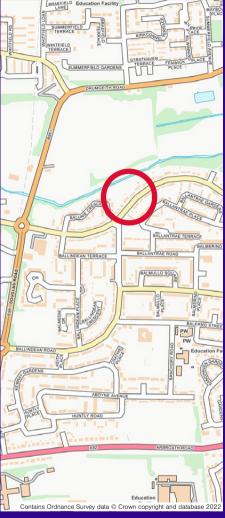
Both bedrooms are well proportioned and the spacious lounge features a window to front and further patio doors leading to the outside rear.

Externally and to the rear of the property is a large area of garden ground with drying green and further patio and terrace. This area is bounded by both timber trellis and brick built wall. Timber shed included. To the front there is an easily managed area of garden ground and a drive providing off street parking.

Gas fired central heating is installed backed up by double glazing.







Aberdeen

6 Bon Accord Square, Aberdeen ABII 6XU

Tel: 01224 452750

Dundee

30 & 34 Reform Street Dundee DDI IRJ

Tel: 01382 342222

DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

property@blackadders.co.uk