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Offers Over £110,000








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82 Balunie Drive,
Dundee, DD4 8PY



- End Terraced Villa
- Popular Residential Area
- Lounge
- Kitchen
- 2 Bedrooms
- Shower Room
- Gardens
- Driveway

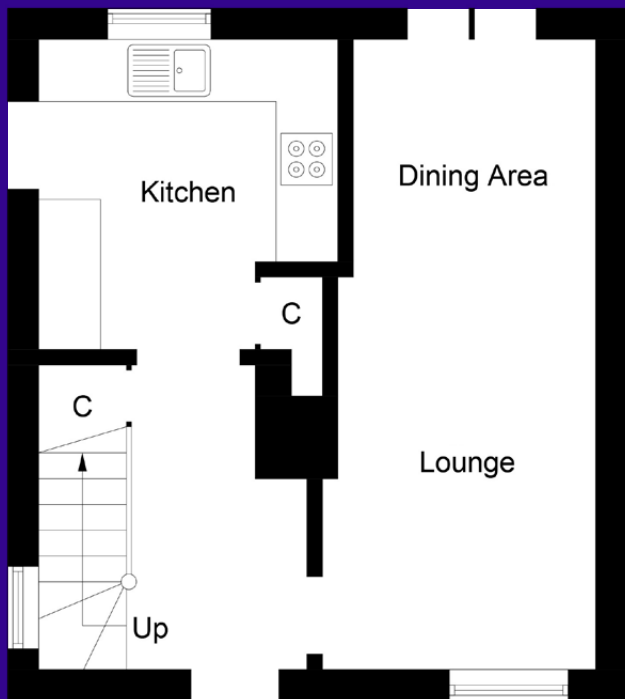
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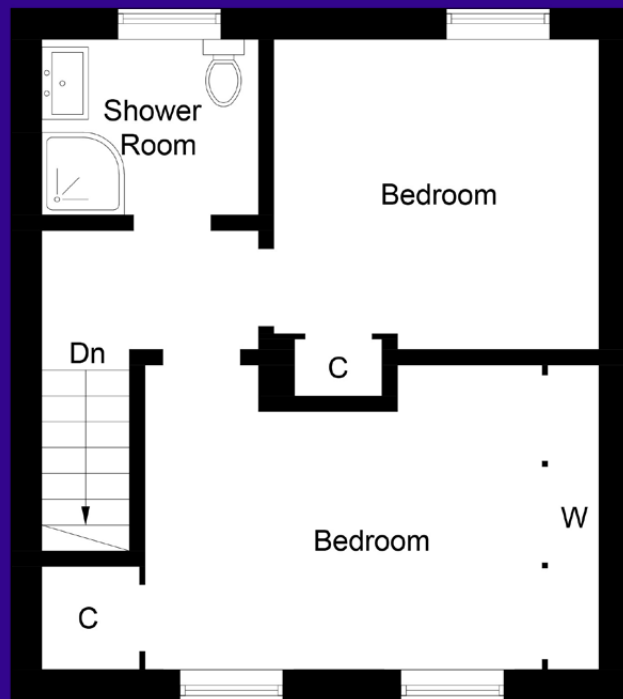
This is an attractive end of terrace villa affording easily managed accommodation on two levels. The property is pleasantly situated and forms a part of a well-established and popular residential area lying approximately 2 miles northeast of Dundee City Centre. The subjects (erected around 1950) extend 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.





Ground Floor



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.

