



lindsays

31 Balunie Terrace
Dundee, DD4 8TA

"A two bedroom end terrace villa in the popular Douglas area of Dundee"

- Hallway
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Gardens
- Off Street Parking

EPC Rating D

OFFERS OVER £100,000



Description

An excellent opportunity to purchase an attractive end terraced villa set within a quiet street in the popular Douglas area of Dundee which is just minutes away from the Sainsburys Superstore. The property is in move in condition and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the freestanding cooker and washing machine in the kitchen.

The accommodation on the ground floor comprises a spacious lounge/dining room and kitchen. On the upper floor there are two double bedrooms with both benefitting from fitted storage and the family bathroom with shower over the bath.

Externally at the front of the villa lies off street parking for one vehicle. The front garden is paved with mature plants and shrubs. There is a pretty side garden laid with lawn and flower beds whilst at the rear lies a paved drying area and patio.

This is an ideal home for a variety of buyers and early viewing is recommended.

Area

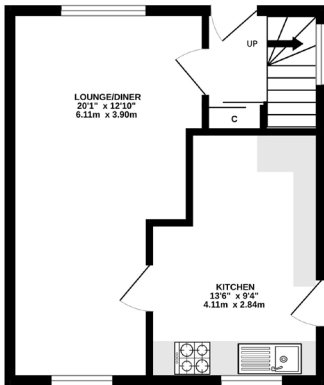
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes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

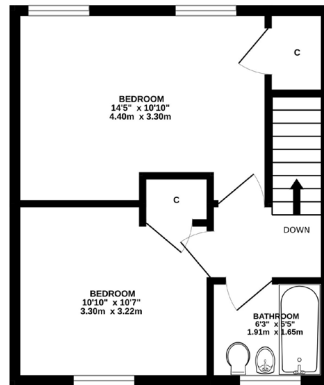
By appointment through Lindsays on 01382 802050



GROUND FLOOR



1ST FLOOR



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 misstatement. 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.
Made with Metropix ©2024

T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: 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.