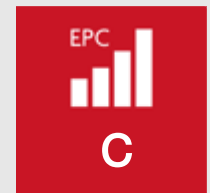
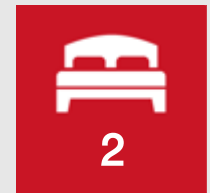
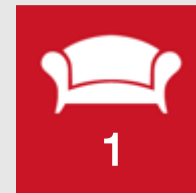




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85 Ballantrae Place, Dundee  
DD4 8QG







## Summary

Well presented, Semi-detached villa situated on large size corner plot within a popular residential area, which comprises: lounge/dining room, modern kitchen with a range of wall, base and drawer units, oven, hob, extractor hood, plumbing for dishwasher and washing machine, exterior door, two good size double bedrooms and bathroom with three piece suite. The property benefits from gas fired central heating and double glazing. Externally, there is an attractive low maintenance garden to the front and side with the rear garden offering a raised decking area. Driveway with parking for several cars leading to detached garage.

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## Features

- Semi-detached Villa
- Large Corner Plot
- Upgraded Throughout
- Hall
- Lounge/Dining Room
- Modern Kitchen
- 2 Double Bedrooms
- Bathroom
- GCH; DG; EPC - C
- Gardens, Driveway, Garage

## Room Measurements

Lounge/Dining Room: 20' 0" x 11' 2" (6.10m x 3.40m)

Kitchen: 9' 9" x 9' 0" (2.97m x 2.74m)

Bedroom: 15' 1" x 10' 3" (4.60m x 3.12m)

Bedroom: 11' 7" x 9' 11" (3.53m x 3.02m)

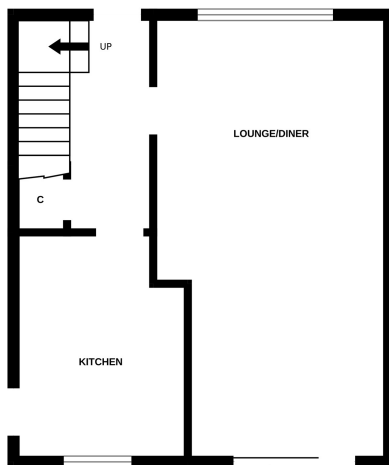
Bathroom: 6' 1" x 5' 9" (1.85m x 1.75m)



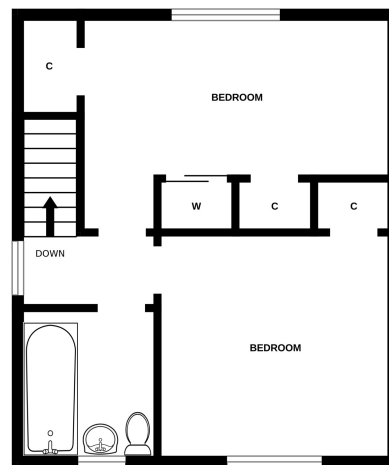


# Floorplan

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 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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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