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**23 Ballochmyle Drive, Dundee, DD4 8AX**  
**Home Report Value £ 100,000**  
**Fixed Price £ 95,000**

Situated in a popular residential area of Dundee, this mid-terraced villa offers spacious family accommodation over two levels. The property benefits from a large lounge, two good sized double bedrooms and fitted kitchen and bathroom. It also enjoys gas central heating and fully enclosed front and rear gardens. Additionally, all floorcoverings and blinds are included in the price.

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 easy reach of Sports Centres and Parks providing recreational facilities.

Early viewing of this property is highly recommended to appreciate the level of accommodation on offer.

### **Accommodation: - Hallway, Lounge, Kitchen, 2 Bedrooms, Shower Room, Enclosed Front and Rear Gardens.**

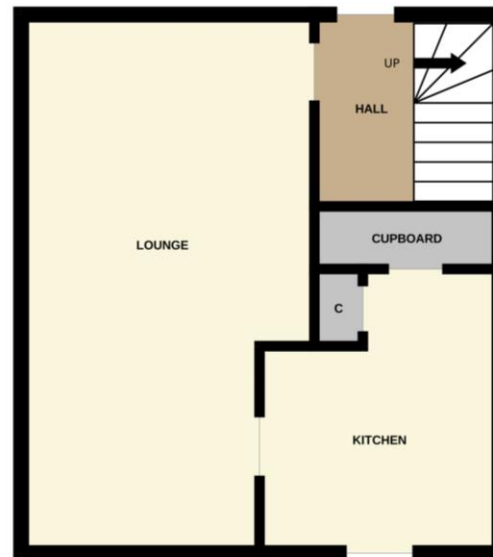
All measurements are approximate

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.

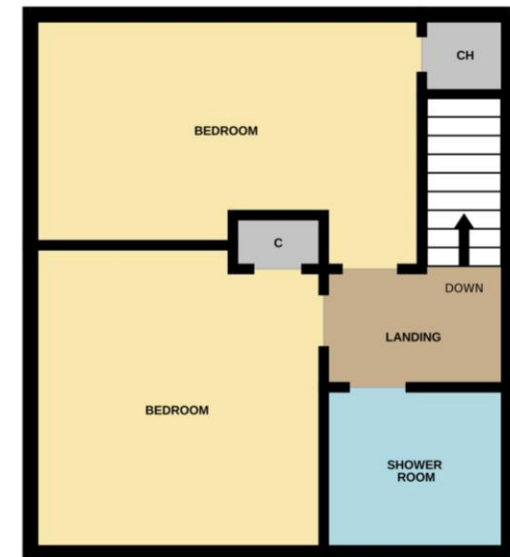
### **HOME REPORT AVAILABLE AT:-**

<https://app.onesurvey.org/Pdf/HomeReport?q=dg zrENbPP9nrPsJLnMUZzQ%3d%3d>

GROUND FLOOR  
33.6 sq.m. approx.



1ST FLOOR  
33.6 sq.m. approx.



TOTAL FLOOR AREA : 67.2 sq.m. approx.

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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### Hallway

Entering through glass panelled front door into hallway, radiator, light fitting, carpeted.

### Lounge (20'1 x 9'5)

Spacious lounge with two large windows overlooking front and rear gardens, light fittings, two radiators, carpeted.

### Kitchen (10'1 x 8'8)

Bright kitchen with window and door out to rear garden, fitted wall and base units with coordinating work top surfaces, stainless steel sink and drainer, two large storage cupboards, light fitting and vinyl flooring.

**Carpeted stair leading to upper floor accommodation, light fitting and hatch to attic.**

### Bedroom 1 (14'4 x 9'5)

Spacious double bedroom with window overlooking front garden, walk-in storage cupboard, pendant light fitting, radiator, carpeted.

### Bedroom 2 (10'8 x 9'5)

Another good-sized double room with window overlooking rear garden, shelved cupboard, pendant light fitting, radiator, carpeted.

### Shower Room (6'2 x 5'2)

Fully tiled shower room with three-piece suite comprising wash hand basin, w.c., shower cabinet with electric shower, extractor fan, radiator, window, light fitting.

### Outside

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

To the rear: - Enclosed rear garden set in law with patio area, borders with shrubs and rotary clothes dryer.

### EPC Rating – C

### Viewings

By Appointment. Please contact 07889 482 722 or Solicitors on 01382 204625.







