



**61 Balerno Street, Dundee DD4 8RE**

**Offers Over £105,000**

Contact Solicitors for an  
appointment to view

01382 203000

**Chamber Practice** 



- **Lounge/Dining**
- **Kitchen**
- **3 Double Bedrooms**
- **Bathroom**
- **GCH - New Boiler**
- **Double Glazing**
- **Private Gardens**
- **Full Modernisation Required**
- **Ideal Renovation Project**
- **Investment Opportunity**

Excellent opportunity to purchase this three bed mid terraced villa situated in a popular residential area close to many services and amenities including schools, shops, supermarkets, retail parks, leisure and recreation facilities and main bus route. Central Broughty Ferry and Dundee City Centre are within easy reach.

This subjects are in need of complete modernisation and will appeal to a variety of purchasers, in particular investors and younger couples keen to embark on their own renovation project.

Ground floor accommodation comprises entrance hallway with storage cupboard, lounge/dining, kitchen and bathroom. On the upper floor there are 3 double bedrooms, all with built in storage facilities. Externally there are private gardens to front and rear.

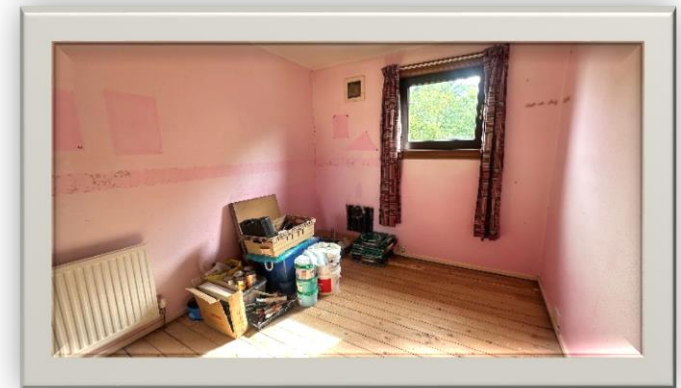
Practical benefits include gas central heating with brand new boiler and double glazing.

Once modernised this property would make an ideal family home/buy to let rental investment and early viewing is recommended.

Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

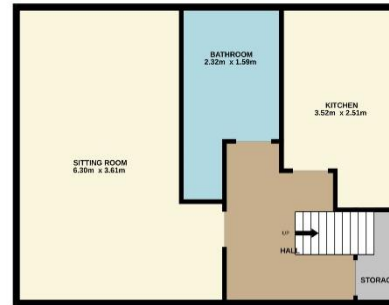
The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.





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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These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.