



MICHAEL A. BROWN

— Solicitors & Estate Agents —



17 Ballantrae Terrace, Dundee, DD4 8PP

Offers Over **£120,000**



- End Terraced Villa
- Fully Modernised
- Open Grassland Aspect
- Front and Rear Gardens
- Cavity Wall Insulation
- Lounge/Dining
- New Kitchen
- 2 Double Bedrooms
- Modern Bathroom
- Combi GCH; UPVC DG

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This fully modernised and newly decorated END TERRACED VILLA is situated in a quiet area of Douglas overlooking open grassland. The house benefits from a newly installed kitchen, quality double-glazed windows doors and patio doors and combi gas central heating. There are easily maintained and enclosed front and rear gardens.

GROUND FLOOR

ENTRANCE HALL

UPVC front entrance door. Stairs to upper floor.

LOUNGE/DINING

A spacious lounge with rear dining room area. Double glazed patio doors lead out onto the rear garden. Lounge window overlooks the front garden and open grassland.

KITCHEN

Newly installed gloss grey finish wall and base units and complimentary worktops and splash back. Integrated stainless steel oven, hob and chimney filter hood above. Inset stainless steel sink with drainer and mixer tap. Plumbed for automatic washing machine. Under stairs storage cupboard. Small dining area. Recessed ceiling downlights. Oak effect vinyl flooring. Window and side door lead to the rear garden.

UPPER FLOOR

HALL

Side window. Hatch to attic suitable for storage.

DOUBLE BEDROOM

Window overlooks the front garden. Wardrobe cupboard. Additional cupboard housing combi gas boiler.

DOUBLE BEDROOM

Window overlooks rear garden. Built in wardrobe cupboard.

BATHROOM

Modern white three piece suite. Tap shower fitment above bath and wet wall around bath area. Oak effect vinyl flooring. Opaque window.

GARDENS

The front garden is enclosed by low walls and laid out with lawn. Overlooks open grassland. The rear garden is enclosed by timber fencing and tree line. Paved patio, lawn and timber deck area.

EXTRAS

Included are all fitted carpets, blinds and integral kitchen appliances.

LOCATION

Near Douglas Road end of Douglas.

EPC – C

HOME REPORT VALUATION - £120,000





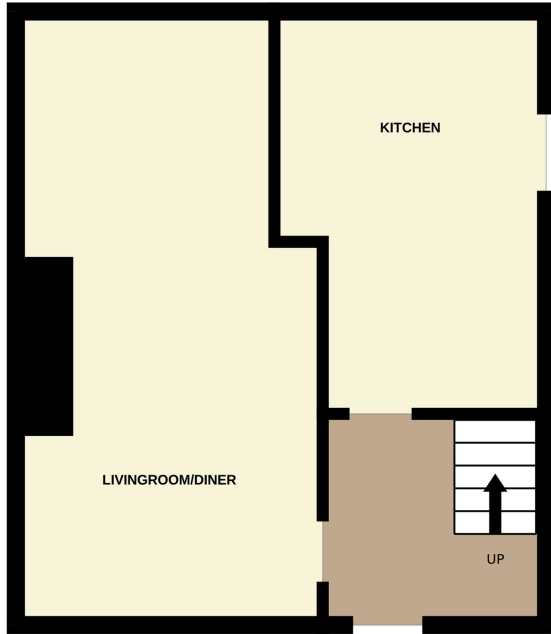
ACCOMMODATION

(All measurements are approx.)

Lounge/Dining	24'1" x 20'5"	(7.35m x 6.25m)
Kitchen	13'5" x 9'0"	(4.10m x 2.75m)
Double Bedroom	15'1" x 10'2"	(4.60m x 3.12m)
Double Bedroom	11'6" x 9'8"	(3.55m x 3.00m)
Bathroom	6'2" x 5'9"	(1.90m x 1.80m)

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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All measurements approximate.



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