



GILSON GRAY

LAW • PROPERTY • FINANCE

10 Ballater Place, Dundee



GILSON GRAY

LAW • PROPERTY • FINANCE

This is a fantastic opportunity to purchase a well-presented semi-detached villa situated in a highly sought-after residential location. The subject property is just a short distance from a wide range of amenities including shops, schools, leisure facilities and excellent commuter transport links. Dundee is Scotland's fourth largest city and features all the amenities expected from a vibrant regenerated city including: retail parks, V&A Design Museum, future Eden Project plus a mainline railway station and domestic airport both which offer daily connections to The South of England and beyond.

This ideal family home offers comfortable accommodation which comprises: Bright lounge, kitchen / dining room, conservatory, bathroom and three well-proportioned bedrooms. Practical attributes include double glazing, solar panels and gas fired central heating.

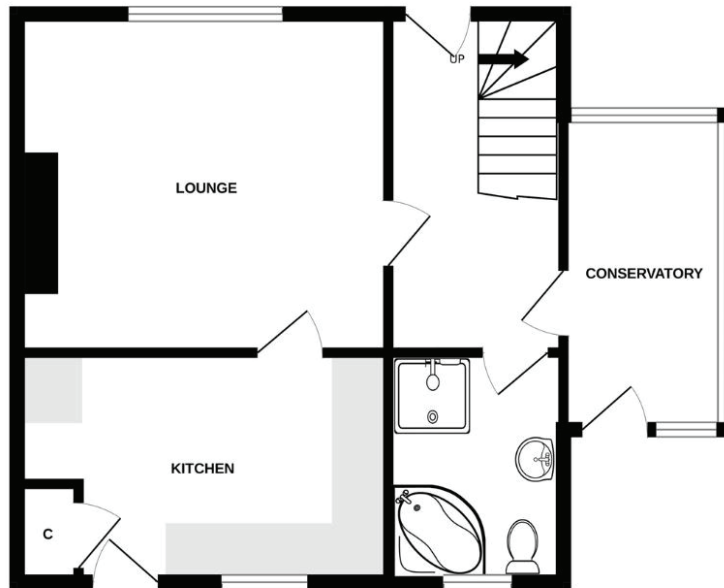
Externally the property benefits from spacious private garden grounds and an off-street private driveway providing more than ample parking.

This property will appeal to a wide range of buyers and early viewing is highly recommended.

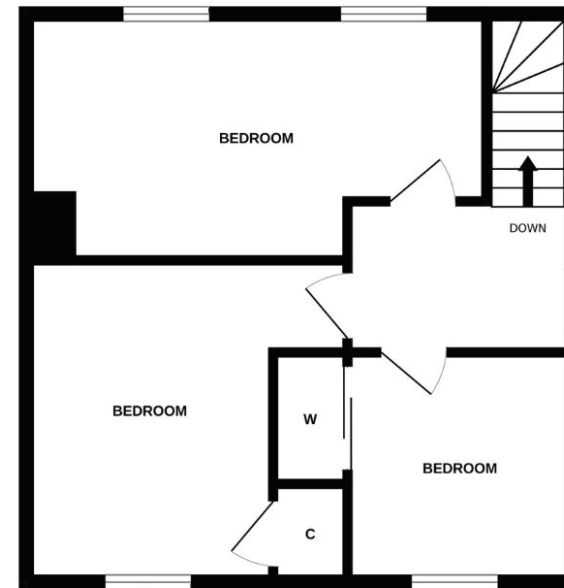


Floor Plans

GROUND FLOOR



1ST FLOOR



- Lounge - 4.47m x 3.93m
- Kitchen - 4.28m x 2.7m
- Conservatory - 3.87m x 2.04m
- Bedroom 1 - 2.44m x 5.38m
- Bedroom 2 - 3.81m x 3.81m
- Bedroom 3 - 2.85m x 2.73m
- Bathroom - 2.84m x 1.96









EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366

GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

DUNDEE

2 West Marketgate
DD1 1QN
01382 201 000

EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481

BORDERS

01890 880 008