



**209 Balunie Avenue, Dundee, DD4 8T**  
**Offers Over £135,000**

Contact Solicitors for an  
appointment to view  
**01382 203000**

**Chamber Practice** 



The Chamber Practice are delighted to bring to market this beautifully presented three bed mid-terraced villa situated within a well established residential area within a short drive of central Broughty Ferry, Kingsway East Retail Park and the City Centre. There are many local amenities within walking distance including, Sainsbury supermarket, schools, Douglas Sports Centre and public transport links.

Practical benefits include double glazing, gas central heating, modern kitchen and bathroom, quality floor coverings and fresh décor throughout.

Accommodation comprises: entrance hallway with door to lounge and carpeted staircase to upper floor; bright and spacious lounge/dining room with focal fireplace and dual aspect windows; beautifully appointed dining kitchen fitted with a range of high gloss base and wall mounted units with complementary worktops incorporating breakfast bar with seating for two, integrated electric hob and oven with chimney style extractor hood over, external door leading to rear garden and connecting door to walk in cupboard with built in shelving and external door to front. On the upper floor there are three bedrooms, one with built in storage facilities; a stylish bathroom with three piece suite incorporating WC, vanity unit with inset wash hand basin and bath with mains fed shower over, attractive wet-wall panelling, glazed shower screen with glass shelving and mirror with glass shelf below; storage cupboard and hatch to partially floored attic. Externally there are enclosed south-facing gardens to rear and driveway to front providing off street parking facilities.

Early viewing of this ready to live in family home is essential to avoid disappointment.

- **Popular Location Close to Many Amenities**
- **Immaculate Condition Throughout**
- **Lounge**
- **Dining Kitchen**
- **Bathroom**
- **3 Bedrooms**
- **DG & GCH**
- **Integrated Appliances & White Goods**
- **Excellent Storage Facilities**
- **Private Garden**
- **Driveway**
- **Ready to Live In Condition**
- **Great Family Home**



**Chamber Practice** 

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.



**Chamber Practice** 

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TOTAL FLOOR AREA: 167.3 sq.m. approx.  
We have carried out this work in accordance with the requirements of the Energy Performance of Buildings Regulations 2007. The energy performance of this property is shown on the Energy Performance Certificate (EPC) which is available on request. The EPC is for information only and does not constitute a guarantee of any kind. The energy performance of this property is subject to change and is not intended to be used as a basis for any financial or other decision. The energy performance of this property is not intended to be used as a basis for any financial or other decision. The energy performance of this property is not intended to be used as a basis for any financial or other decision.

*Included in the sale are all carpets and floor coverings, window blinds where fitted, integrated appliances, washing machine, fridge freezer, fireplace and garden shed.*

