



**lindsays**

126 Balunie Street,  
Dundee DD4 8TX

*"Spacious three bedroom family home  
in a popular residential area"*

- Hallway
- Kitchen/Diner
- Lounge
- WC
- Three Double Bedrooms
- Shower Room
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Gardens

EPC Rating C

**OFFERS OVER £110,000**



## Description

Lindsays are delighted to offer to the market this spacious three bedroom family home in a popular residential area to the east of the City. Balunie Street is ideally situated for ease of access to a number of local amenities including a number of supermarkets, schools and a regular bus route. The property benefits from gas central heating and double glazing throughout. Included in the sale are all floorcoverings, light fittings and blinds where fitted.

The property is split over two floors and the ground floor comprises; Vestibule & hallway with excellent storage, fitted kitchen with ample counter, cupboard and space for dining. Bright and spacious lounge along with a cloakroom/WC. Upstairs there are three very generously sized double bedrooms, a family bathroom with shower over the bath along with a shower room that could be turned into additional storage.

Externally, to the front of the property there is a small chipstone garden. The main garden is to the rear of the property, this is a fully enclosed, easily maintained paved area. Parking can be found on Balunie Street.

This is an excellent property for a variety of buyers and early viewing is highly recommended.

## Area

Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

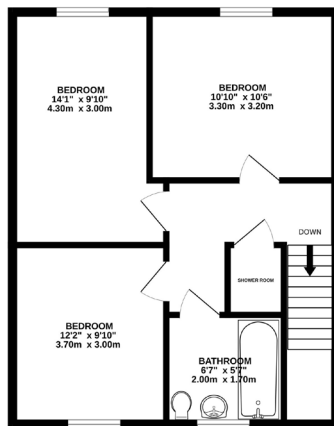
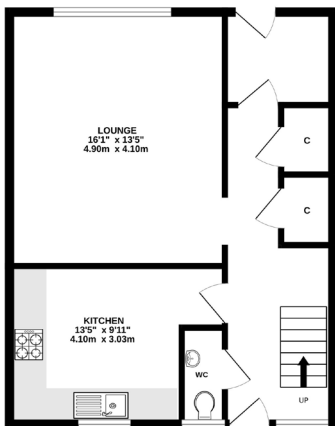
## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, 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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T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.