



MML Law

MMLAW.CO.UK

MMLAW.CO.UK

01382 206000

property@mmlaw.co.uk

01382 206000 DUNDEE CITY | ANGUS | FIFE

61E Ballindean Road, Dundee, DD4 8NX

FIXED
£75,000



"Second Floor Flat In Move-In Condition"

Accommodation: Entrance Vestibule, Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom, Double Glazing, Gas Central Heating, Secured Entry, External Store. Shared Gardens.



DUNDEE CITY | ANGUS | FIFE

61E Ballindean Road, Dundee, DD4 8NX

Description

Excellent opportunity to purchase a spacious two bedroomed second floor flat in popular location. The property benefits from double glazing, gas central heating and secure entry and is in walk-in condition.

The accommodation comprises, Entrance Vestibule with storage cupboard, Bright lounge offering comfortable living space, fitted kitchen with ample wall and base mounted units, gas hob, oven and extractor hood. Two double bedrooms and bathroom with three piece white suite and mixer shower over the bath. External store located on the landing outside the flat. Included in the price are all floorcoverings, window blinds where fitted, light fittings, hob, oven and extractor hood.

This property is in walk-in condition and must be viewed to be fully appreciated. Ideal home for the first time buyer or buy-to-let sector.

Outside

Mutual garden ground to the rear.

Area

'Douglas' is a popular residential area to the east of Dundee City Centre. Local amenities are available close by including the Kingsway East Retail Park, local shops, supermarkets and many leisure facilities including a cinema and sports centre. The mainline bus service operating in the area gives easy access to Dundee City Centre, Ninewells Hospital and beyond. The coastal town of Broughty Ferry is just a few minutes drive away



61E Ballindean Road, Dundee, DD4 8NX



MML Law

DUNDEE CITY | ANGUS | FIFE

61E Ballindean Road, Dundee, DD4 8NX

Viewing

To view contact the Solicitors on 01382 206000.

Home Report

Contact the Solicitors for a copy of the Home Report.

Accommodation

Lounge	12'11" x 15'4"
Kitchen	6'8" x 11'9"
Bedroom 1	12'11" x 10'8"
Bedroom 2	9'8" x 10' 11"
Bathroom	5'7" x 7'8"



DUNDEE CITY | ANGUS | FIFE

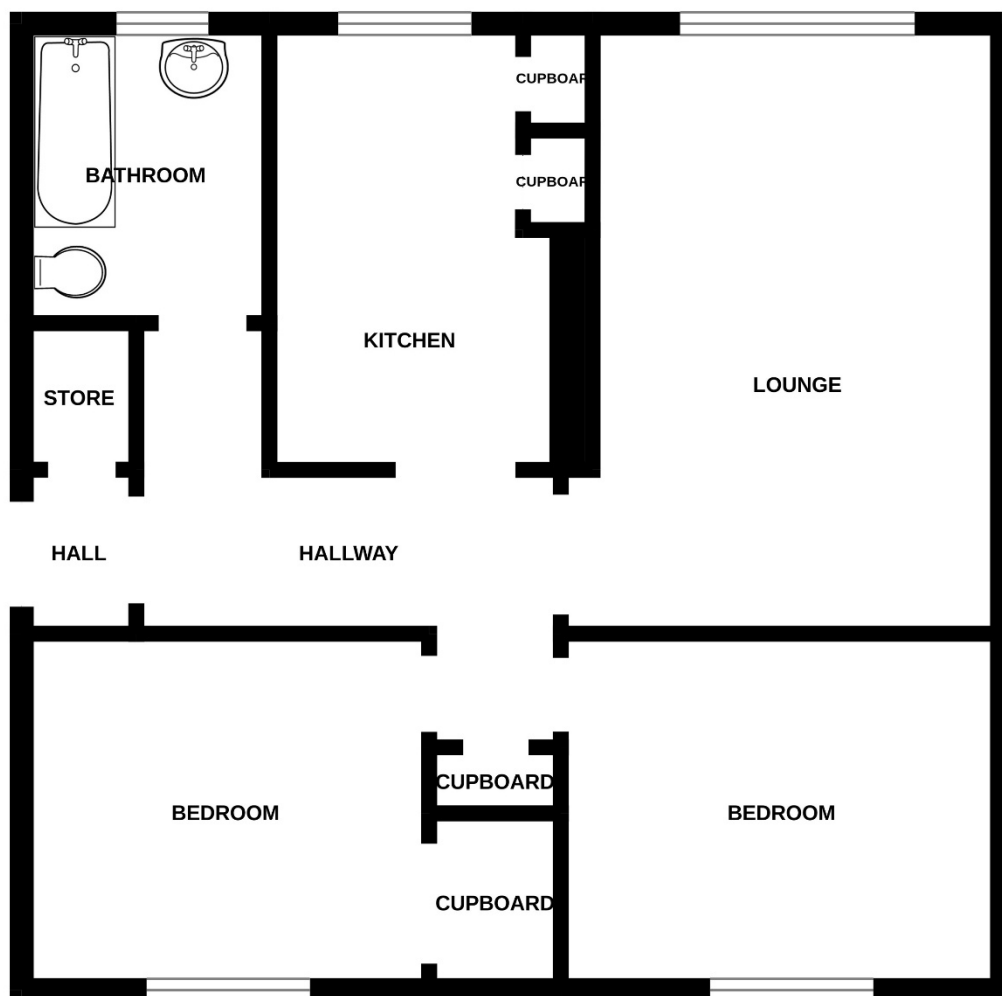
61E Ballindean Road, Dundee, DD4 8NX



DUNDEE CITY | ANGUS | FIFE

61E Ballindean Road, Dundee, DD4 8NX

SECOND 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.
Made with Metropix ©2025



DUNDEE CITY | ANGUS | FIFE



MML Law

MMLLAW.CO.UK

01382 206000

property@mmlaw.co.uk
DUNDEE CITY | ANGUS | FIFE