



lindsays

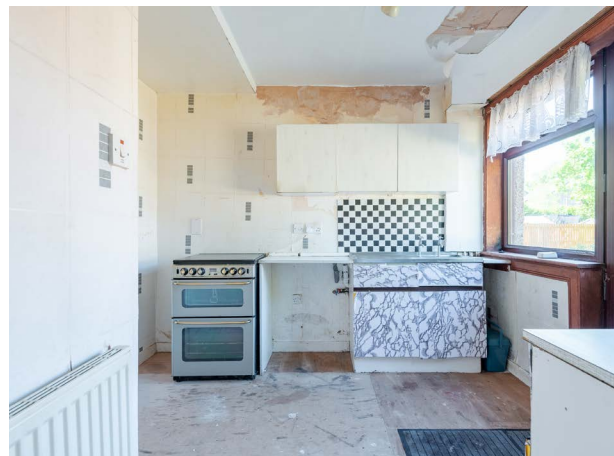
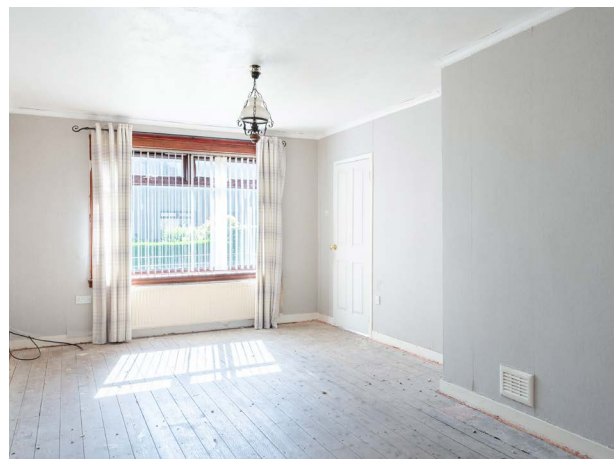
230 Balunie Drive
Dundee DD4 8RS

"Spacious three-bedroom end-terraced villa in a popular residential area"

- Hall
- Lounge /Dining
- Kitchen
- 3 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Front, Side & Rear Gardens

EPC Rating C

OFFERS OVER £105,000



Description

Lindsays are delighted to offer to the market this spacious 3-bedroom end-terraced villa in a quiet cul-de-sac in a popular residential area to the east of the city, 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 offers good sized accommodation over two levels comprising an entrance hall, lounge/dining room with windows to the front and rear, kitchen with a basic range of units and two large built-in cupboards, three good-sized bedrooms and a fully tiled bathroom. The property occupies a generous plot with large gardens to the front, side and rear which may provide potential to extend the property if required, (subject to the necessary planning consents having been obtained). Included in the sale are fitted floor coverings and blinds.

The property does require a degree of upgrading, however, will appeal to a number of buyers, in particular the 1st time buyer or buy to let investor 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.

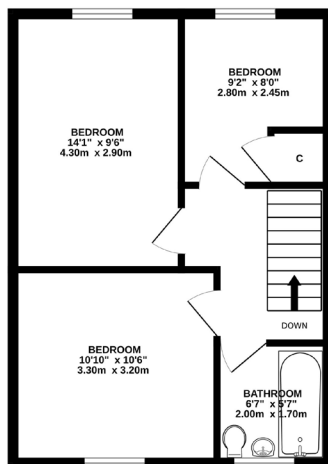
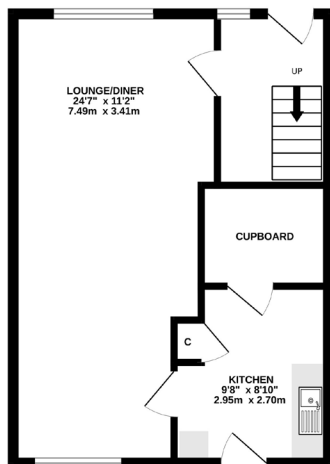
Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



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.
Made with Metagap ©2015

T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: 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.