



8 Ballater Place, Dundee, DD4 8SF
Offers Over £135,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



Excellent opportunity to purchase this well presented 3 bed end terraced family home situated within a well established residential area close to Dundee's Kingsway and only a short drive into the City Centre and central Broughty Ferry. There are many local amenities within walking distance including Kingsway East Retail Park, local convenience stores, schools, Douglas Sports Centre, Cinema, Bowling and public transport.

Accommodation comprises: entrance hallway with doors to lounge and shower room, storage cupboard and staircase to upper floor; bright and airy lounge with window overlooking front garden; kitchen fitted with a range of base and wall mounted units with complementary worktops and tiled splashbacks, integrated fridge freezer, slot in cooker and washing machine and external door leading to rear garden; shower room with fitted toilet/vanity/storage units and corner shower cubicle housing mains fed shower, attractive tiling and wet-wall panelling; upper landing with doors all bedrooms and hatch to attic; and three double bedrooms, one with built in storage facilities. Externally there are enclosed gardens to front, side and rear and tarmac driveway providing off street parking facilities.

Practical benefits include generously proportioned rooms, double glazing and gas central heating.

This particular property would make an ideal family home and early viewing is recommended.

- **Popular Location**
- **Many Nearby Amenities**
- **Lounge**
- **Dining Kitchen**
- **Shower Room**
- **3 Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Private Gardens**
- **Tarmac Driveway**
- **Ideal Family Home**



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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.



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Included in the sale are all carpets and floor coverings, window blinds where fitted, light fittings, integrated fridge/freezer, white goods and garden sheds.