



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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68 Ballbeggie Street, Dundee, DD4 8RJ

Offers Over £110,000

2 Bedroomed Mid Terraced Villa

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DD5 ESTATE AGENTS

2 Bedroomed Mid Terraced Villa

68 Balbeggie Street, Dundee, DD4 8RJ

Located on a quiet street of similar properties, this two-bedroom mid-terraced home combines spacious living areas suited to modern living with generously sized bedrooms featuring built-in storage.

The property comprises of a bright and spacious lounge with feature gas fire creating a focal point to the room and is filled with natural light from a large window overlooking the front garden. The lounge flows seamlessly into the dining kitchen, providing ample space for cooking, dining, and entertaining. From here, there is direct access to the rear garden, offering an ideal setting for indoor-outdoor dining and relaxing during the warmer months. The accommodation is completed by two well-proportioned bedrooms, both benefiting from built-in storage, along with a shower room.

Situated within a popular yet peaceful street, this highly sought-after area is conveniently located close to a range of local amenities, including schools, shops, and excellent transport links.

Lounge:

This spacious and well-proportioned room features quality wooden flooring and gas fire with surround, creating a warm and relaxing focal point to this excellent family living space. A large window overlooking the front garden allows an abundance of natural light to fill the room.

Kitchen/Dining Room:

A bright space with ample storage space provided by a good range of wooden floor and wall storage units with complimentary worktops and splashback. The Kitchen also benefits from a large storage cupboard and space for dining. Window provides an open outlook across the garden with external door connecting to the outdoor space, making it an ideal spot for entertaining and relaxing in the warmer months.

Shower Room:

A generously sized shower room that consists of a corner shower cubicle, wash hand basin and W.C.

Bedroom 1:

A very spacious bright and airy double bedroom with windows overlooking the front of the home. This bedroom also benefits from two built in wardrobes.

Bedroom 2:

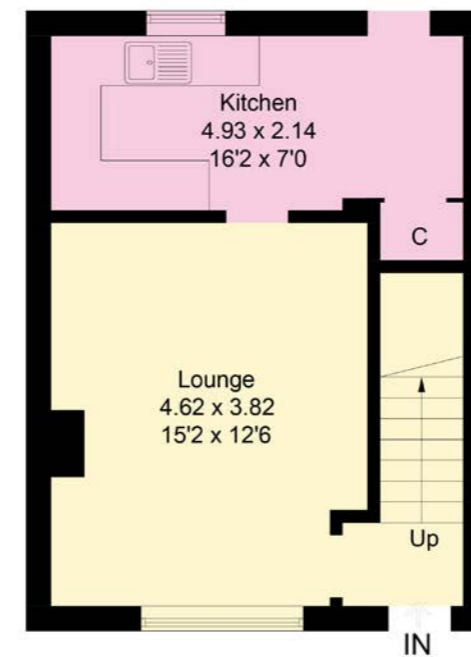
Another bright and spacious bedroom, with built in wardrobe and large window overlooking the rear garden.

Garden Areas:

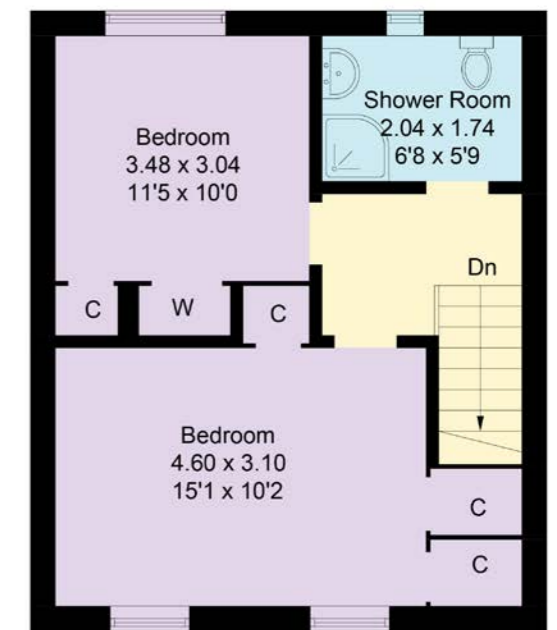
Attractive, low maintenance garden areas to the front and back of the property. The garden areas to the front and rear of the home are both easily maintained; laid mainly with lawn and slabbed pathway and patio area keeping it a low maintenance space.





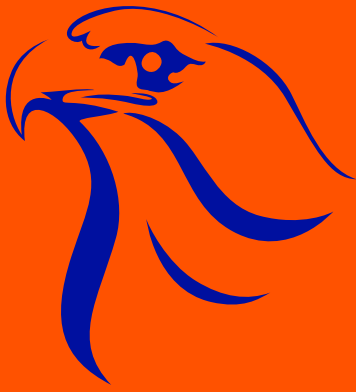


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1291389)



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www.tspc.co.uk

Council tax band:

B (April 2026 Dundee City)

EPC Band:

D.

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

Deposit Required:

You will be required to place a £1000 good will non-refundable deposit with the estate agents when you decide you intend to purchase this unit, the deposit will be fully refundable to you if the seller for any reason withdraws from the sale, should you withdraw from the purchase the deposit will not be returned to you.

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Note:
Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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