



MICHAEL A. BROWN

— Solicitors & Estate Agents —



48 Balunie Terrace, Dundee, DD4 8TD

Offers Over **£110,000**



- Mid Terraced Villa
- Playing Fields Aspect
- Driveway
- Rear Garden
- Alarm
- Lounge Dining
- Kitchen
- 2 Double Bedroom
- Shower Room
- Combi GCH; DG

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This MID DETACHED VILLA enjoys south facing aspect over open grass playing fields in a quiet area of Douglas. The house benefits from combi gas central heating, double glazed windows and an intruder alarm. There is a paved front driveway with parking for one car and a semi enclosed rear garden with timber deck and greenhouse. The property affords easy access onto Balunie Avenue, Baldovie Road and Claypotts Junction and retail park.

GROUND FLOOR

ENTRANCE HALL

Under stairs cupboard.

LOUNGE/DINING

Open plan lounge with rear dining area. Windows overlook the front and rear gardens. Mantle fireplace with gas coal effect fire.

KITCHEN

Fitted with oak finish wall and base units and marble effect worktops. Inset stainless steel sink with drainer and mixer tap. Slot in automatic washing machine. Integral five burner gas hob and electric oven. Wall mounted Worcester combi gas boiler. Upright fridge freezer. Separate doors lead to the hall and dining area.

UPPER FLOOR

Hatch to attic suitable for storage.

DOUBLE BEDROOM

Built in triple wardrobes. Additional wardrobe cupboard. Window with south facing aspect over playing fields. Laminate flooring.

DOUBLE BEDROOM

Window overlooks the rear garden. Laminate flooring.

SHOWER ROOM

Full wall tiling. White toilet and wash hand basin. Glazed shower compartment with Mira electric instant shower. Recessed ceiling downlights. Opaque window.

GARDEN

Partly paved driveway with double gates provides car parking. Large garden planter. The rear garden is mainly enclosed by timber fencing. Laid out with raised timber deck, flower beds and partly paved areas. Greenhouse. Timber garden shed.

EXTRAS

All white good kitchen appliances.

LOCATION

Off Balunie Avenue East.

EPC – D

HOME REPORT VALUATION - £110,000



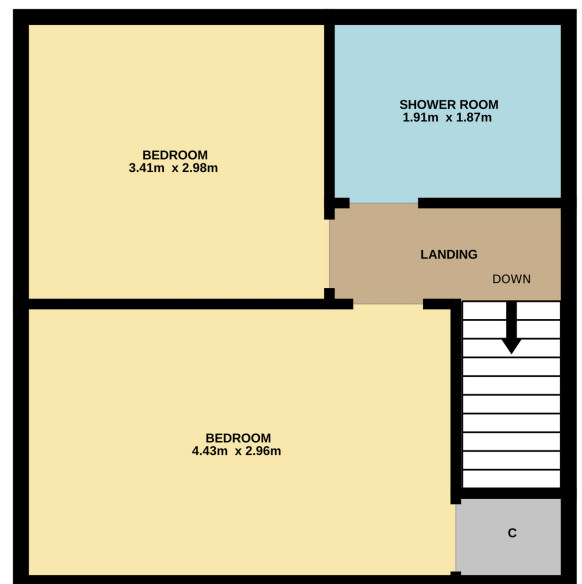
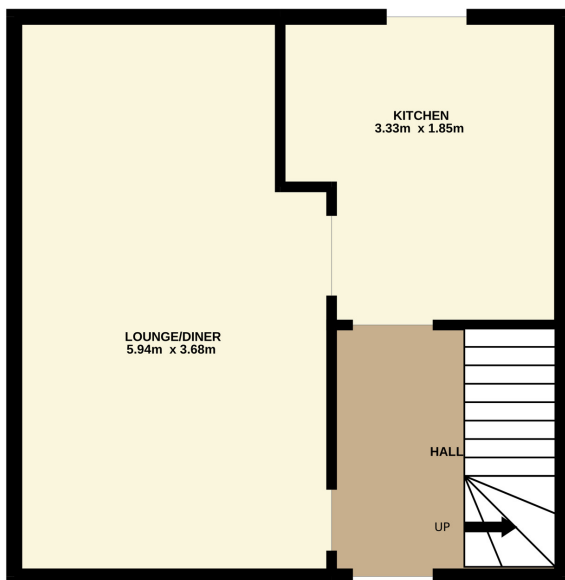
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GROUND FLOOR

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.
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All measurements approximate.



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