



Offers Over: £75,000
22B Balmullo Square
Dundee DD4 8QL

Andrew G. Manderson & Co.

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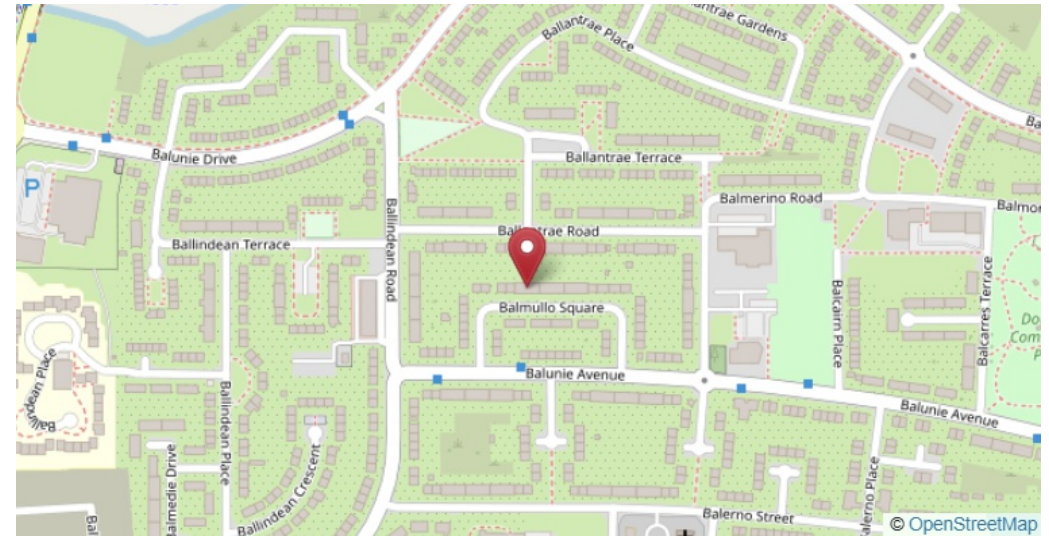
Overview

Offered for sale is this well-presented two bed ground floor flat situated within a quiet square set back from the main road in the established residential area of Douglas, approximately four miles to the north east of Dundee City Centre.

The property provides ideal family accommodation across one level, featuring a bright and airy lounge with a pleasant south facing aspect and two good-sized bedrooms. The shower room is fully tiled and fitted with a sliding door shower enclosure and vanity unit with inset basin and WC. Finally, the spacious kitchen incorporates wall and base units with downlights, stainless steel sink/drainer and integral electric oven/gas hob with overhead extractor hood. Further practical attributes comprise security alarm system, double glazing, gas central heating and integrated storage space (including external cellar).

Outside the property enjoys the benefit of an easy to maintain south facing garden area to the front, enclosed by hedgerow and stocked with mature shrubs and flowering plants. The kitchen also gives access to a private veranda which overlooks the communal drying green to the rear of the building.

While a touch of internal redecoration and upgrading may be desired to suit the purchaser's personal requirements, the property is otherwise presented in move-in condition and will appeal to a variety of purchasers, including first time buyers, young families, retirees and private investors. This is an excellent opportunity to purchase in a popular location and early viewing is recommended.



Location

Balmullo Square is conveniently located for easy access to a wide range of amenities in the immediate vicinity and nearby Broughty Ferry, including major supermarkets, shops and schooling. Recreational attractions such as Douglas Sports Centre and the Odeon Cinema are within a short distance and there are regular bus services available affording straightforward travel to and from Dundee City Centre, Broughty Ferry and other neighbouring areas.

Extras

The fridge freezer, washing machine and rear bedroom fitted wardrobe together with all light fittings, curtains, blinds, carpets and floor coverings are included in the price.

Viewing Enquiries

Weekdays 9.00am to 5.00pm – Please contact Solicitor on 01382 200840

Contact during evenings and weekends only – 07745 225518

Home Report Valuation: £75,000

Access the [Home Report](#)

EPC Rating – C Council Tax Band – A





Room Dimensions

Hall	16'10" x 3'5"	5.13m x 1.04m
Lounge	15'1" x 11'10"	4.60m x 3.61m
Kitchen	13'8" x 9'5"	4.16m x 2.87m
Shower Room	6'7" x 5'6"	2.01m x 1.68m
Front Bedroom	11'10" x 11'10"	3.61m x 3.61m
Rear Bedroom	11'10" x 10'0"	3.61m x 3.05m



All measurements are approximate and given for descriptive purposes only and no guarantee is provided as to their accuracy. Prospective purchasers should note their interest in the property with Andrew G. Manderson & Co. to ensure that they receive intimation of any closing date. The Seller reserves the right to withdraw the property at any time or to sell without fixing a closing date. No responsibility is taken for expenses incurred should the property be sold or withdrawn before or after inspection. Disclaimer: Whilst these Particulars are believed to be correct they are not guaranteed by TSPC or the Solicitor and they do not form part of an offer to sell.