



**MICHAEL A. BROWN**  
— Solicitors & Estate Agents —



## 11B Colinton Place, Dundee, DD2 2BX

Offers Over **£95,000**



- Ground Floor Flat
- Fully Modernised
- Move in Condition
- Balgay Hill
- Mutual Gardens
- Quiet Cul de Sac
- Lounge
- Kitchen
- 2 Double Bedrooms
- Bathroom with Shower
- Large Close Cellar
- Combi GCH;UPVC DG

11B Colinton Place, Dundee, DD2 2BX



**MICHAEL A. BROWN**  
— Solicitors & Estate Agents —

01382 204242  
property@michaelabrown.co.uk

## 11B Colinton Place, Dundee, DD2 2BX

This spacious, fully modernised and upgraded south facing **GROUND FLOOR FLAT** is situated on the slopes of Balgay Hill in the west end of the city at the end of a quiet cul-de-sac. The flat benefits from combi gas central heating, replacement UPVC double glazed windows and a large storage cellar in the close adjacent to the flat. There are well maintained mutual front, side and rear gardens with path access onto Balgay Hill and Victoria Park. On street car parking outside the property. There are excellent bus services close by and also easy access onto City Road and Pentland Avenue/Blackness Road.

### ENTRANCE HALL

UPVC front entrance door. Entry phone. Large cloaks/storage cupboard. Additional shelved storage cupboard.

### LOUNGE

A comfortable lounge with large picture window with south aspect. Additional side window. Fireplace.

### KITCHEN

Fully fitted with modern white wall and base units and granite effect worktops with matching splashbacks. Integrated electric hob, oven and stainless steel filter hood. Inset carbonate sink with drainer and pillar tap. Plumbed for automatic washing machine. Space for large upright fridge freezer. Built in storage cupboard. Vinyl flooring. Window overlooks the front area.

### DOUBLE BEDROOM

Quadruple black finish wardrobes with mirror doors. Window overlooks the rear area.

### DOUBLE BEDROOM

Shelved cupboard. Window overlooks the rear area.

### BATHROOM

Fitted with modern three piece bathroom suite. Instant electric shower over bath and tiled above bath area. Opaque window.

### CELLAR

Adjacent to the front door is a large storage cellar suitable for bikes, prams etc.

### MUTUAL GARDENS

Small and well maintained south facing front garden. Rear and side areas laid out with lawn and trees. Access path to Balgay Hill.

### EXTRAS

Included are integrated kitchen appliances, blinds carpets and light fittings. Excluded are the free standing wardrobes in the second bedroom and the lounge wall units.

### LOCATION

Off City Road/Saggar Street.

### EPC – C

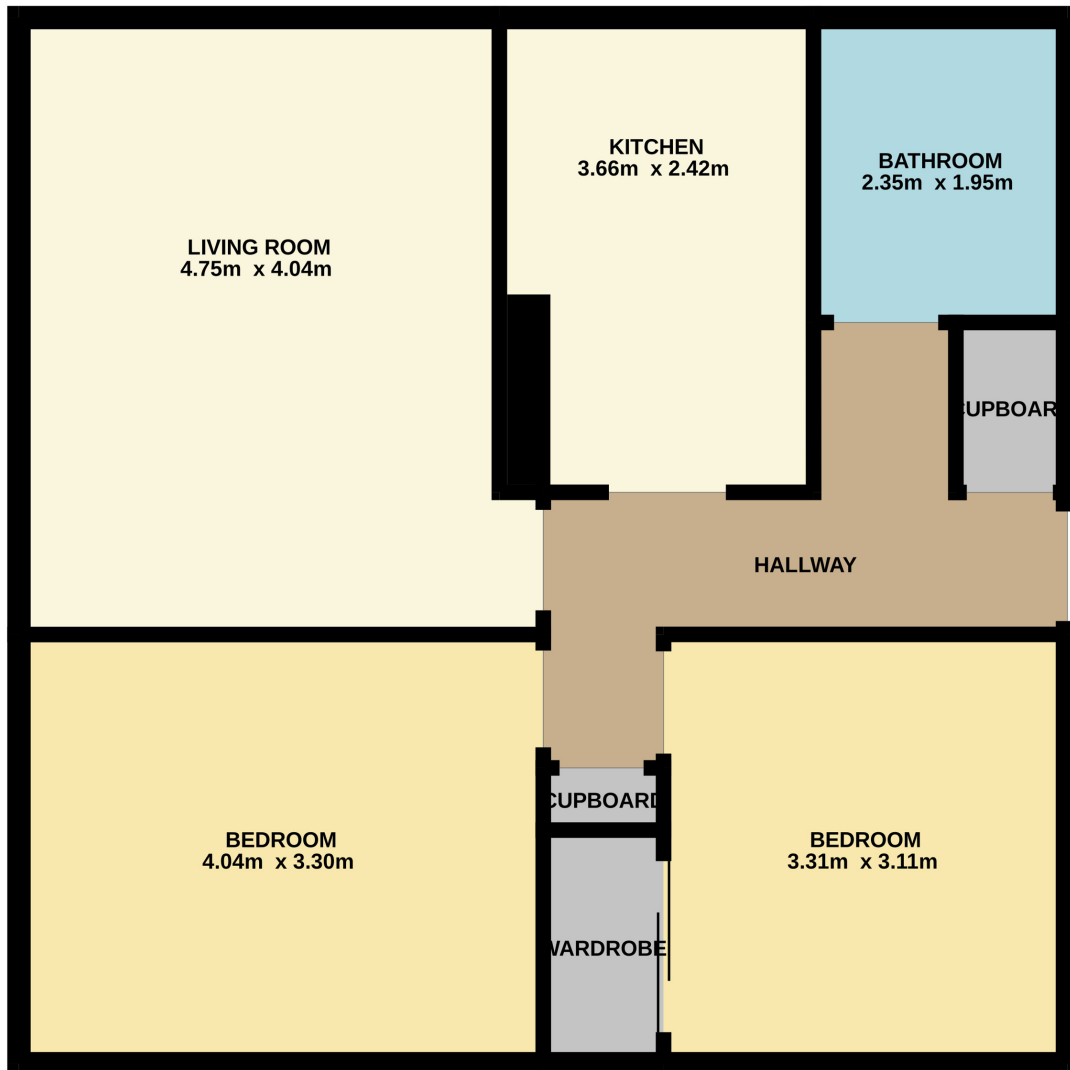
**HOME REPORT VALUATION - £ 95,000**



**MICHAEL A. BROWN**  
— Solicitors & Estate Agents —

**01382 204242**  
[property@michaelabrown.co.uk](mailto:property@michaelabrown.co.uk)

GROUND FLOOR  
67.0 sq.m. approx.



TOTAL FLOOR AREA : 67.0 sq.m. approx.

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 Metropix ©2026

These particulars are prepared in good faith but are not warranted and do not form part of any contract.  
All measurements approximate.



**MICHAEL A. BROWN**  
— Solicitors & Estate Agents —

17 South Tay Street, Dundee DD1 1NR (DXDD135)

Telephone: 01382 204242

Email: [law@michaelabrown.co.uk](mailto:law@michaelabrown.co.uk)

[property@michaelabrown.co.uk](mailto:property@michaelabrown.co.uk)