



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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Detached Bungalow 2 Bedrooms
29 Balgavies Avenue, Dundee, DD4 7QL

Offers Over £220,000

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Detached Bungalow 2 Bedrooms

29 Balgavies Avenue, Dundee, DD4 7QL

Situated on the eastern side of Dundee, this beautifully presented two-bedroom detached bungalow offers bright, spacious accommodation all on one level and occupies a generous, well-maintained plot within a highly sought-after residential area.

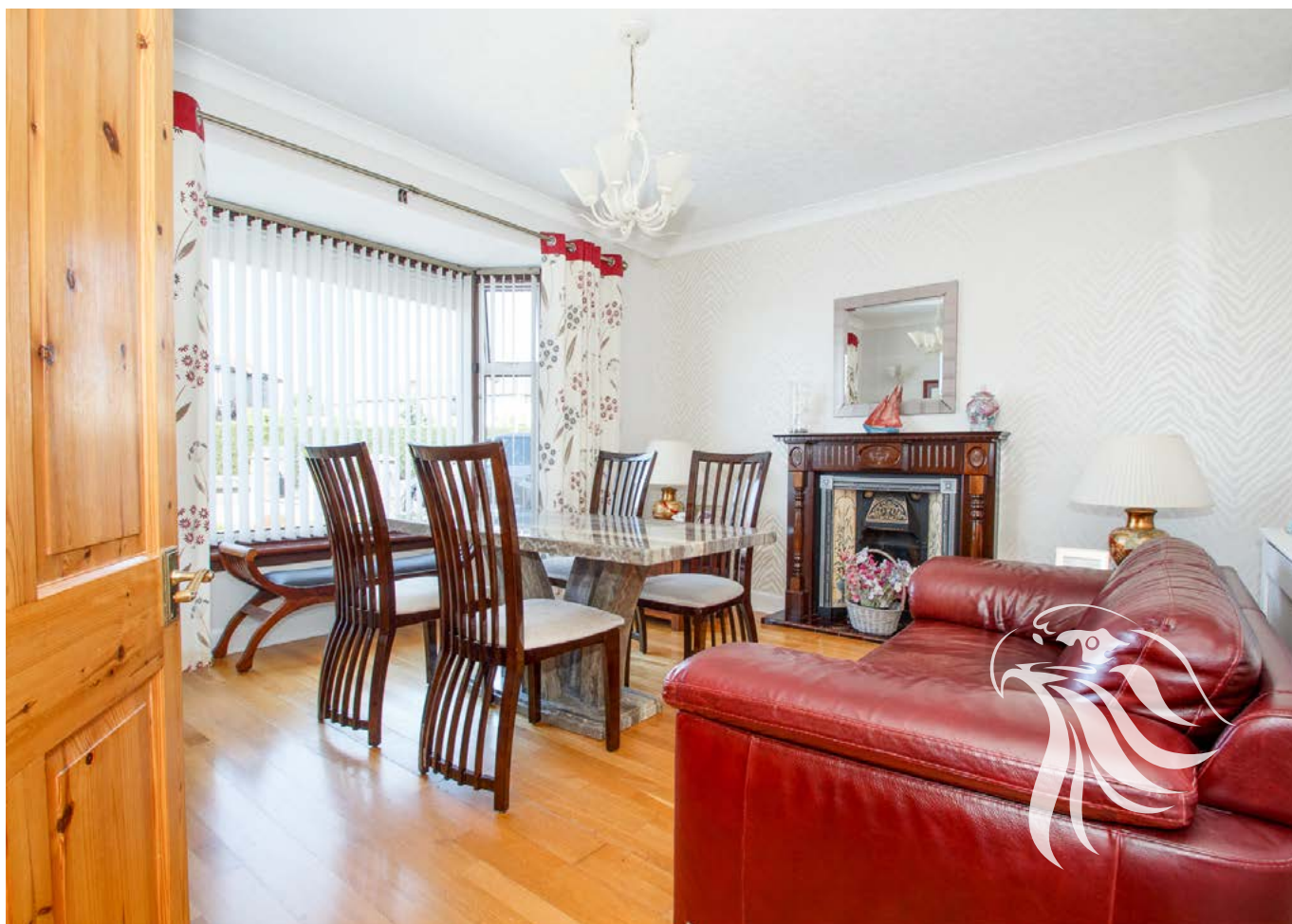
Number 29 enjoys an excellent location, conveniently positioned for easy access to Dundee city centre, a wide range of local amenities, reputable schools, and regular public transport links. The popular coastal suburb of Broughty Ferry, with its excellent selection of shops, cafés, restaurants, and leisure facilities, is also just a short distance away.

The accommodation comprises a welcoming entrance vestibule leading into a spacious reception hallway, a generous bay-windowed lounge with ample space for both living and dining, as well as a attractive feature fireplace and enjoying views over the beautifully maintained front garden. The well-appointed kitchen provides direct access to the rear garden, while a spacious contemporary shower room serves the home. Completing the accommodation are two generously proportioned double bedrooms, both benefitting from excellent built-in storage.

The home is further enhanced by high ceilings throughout, creating an impressive sense of space, while large windows flood the interior with an abundance of natural light. Externally, the property sits on a substantial, beautifully maintained plot with attractive gardens to the front and rear, a private driveway providing off-street parking, and excellent outdoor space for relaxing or entertaining.

Offering comfortable, move-in-ready accommodation in a prime residential location, this exceptional bungalow is sure to appeal to a wide range of buyers, and early viewing is highly recommended.

Lounge/ Dining:	4.03m x 3.70m	• Detached Bungalow • 2 Double Bedrooms • Lounge with Feature Fire Surround • Spacious, Modern Shower Room • Kitchen overlooking the Garden • Hallway with Storage • Driveway • Front, Side and Rear Gardens • Move in Condition • Popular Residential Area
Kitchen :	2.69m x 2.71m	
Shower Room:	2.66m x 1.62m	
Bedroom 1:	3.71m x 3.17m	
Bedroom 2 /Lounge:	3.71m x 3.22m	





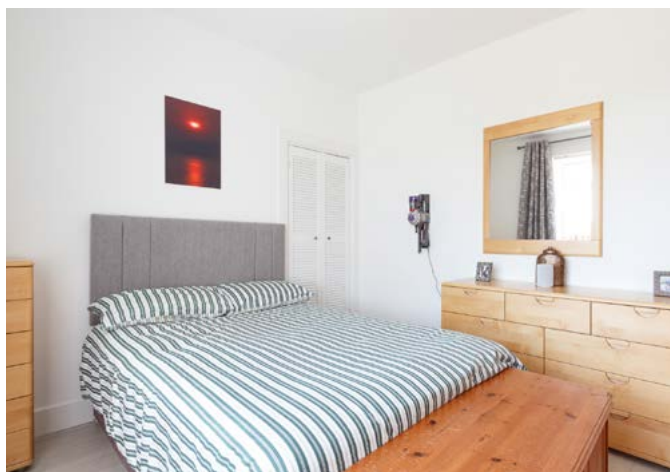
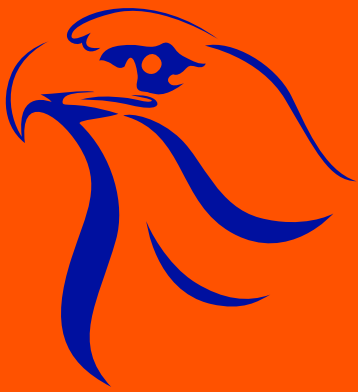






Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1320286)



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Council tax band:

D

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)

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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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