

Offers Over: £140,000

77 Balunie Avenue
Dundee DD4 8RB

Andrew G. Manderson & Co.

51 Reform Street, Dundee DD1 1SL

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Overview

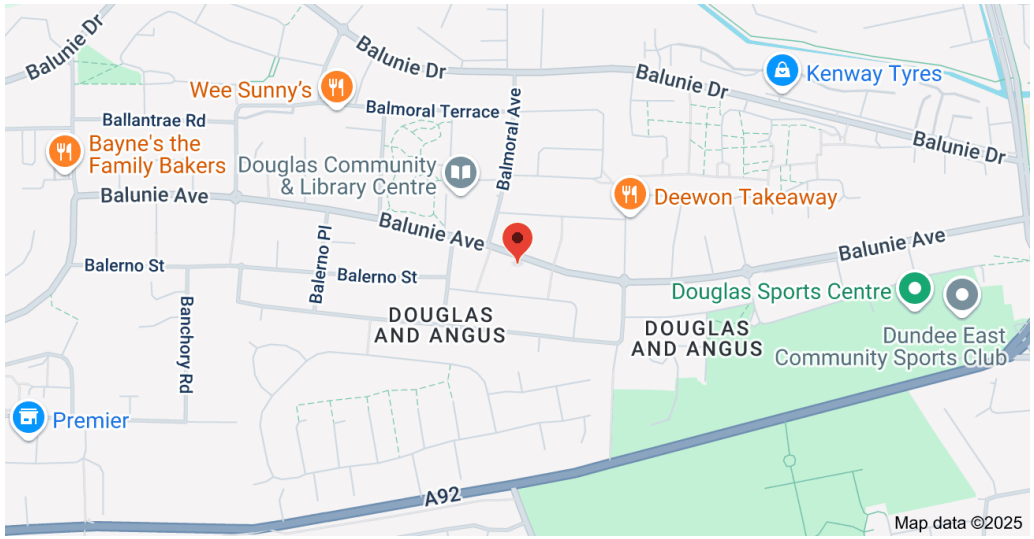
Offered for sale is this well-appointed mid terrace villa situated in the established residential area of Douglas, approximately four miles to the north east of Dundee City Centre.

The property is in move-in condition being beautifully presented with fresh contemporary interior décor throughout. The front lounge provides a bright and spacious living area with fitted carpet, accent wall and gas fireplace. Directly accessed from the lounge is the stylish kitchen incorporating modern wall and base units, stainless steel sink and drainer, integral electric oven/gas hob and chimney cooker hood plus ample space for additional appliances and a seated dining area. The downstairs bathroom is fully tiled and fitted with a three piece white suite, vanity storage units and heated towel rail. Completing the accommodation are three good-sized bedrooms including one with en-suite shower room and one which is currently used as a secondary lounge/family room. Practical attributes comprise full double glazing and gas central heating.

Outside the rear garden enjoys the benefit of a pleasant south facing aspect and features a low maintenance patio and an elevated area which has been attractively landscaped with a small astroturf lawn, decorative gravel and lush planting areas. The large shed/workshop has power and light installed and provides excellent outdoor storage space. Finally, a driveway is located at the front of the property allowing valuable off street parking for one vehicle and includes an EV charger.

A superb opportunity to acquire an ideal family home in a popular location. Especially suitable for first time buyers and growing families. Early viewing is highly recommended.





Location

The property is conveniently located for easy access to a range of amenities in the immediate vicinity and nearby Broughty Ferry, including major supermarkets, shops, schooling and other essential services. Recreational attractions such as Douglas Sports Centre, Community Park, Library and Odeon Cinema are all within a short distance and there are regular bus services available affording straightforward travel around Dundee.

Extras

All carpets, curtains, curtain poles, blinds and light fittings are included in the price. The greenhouse and kitchen white goods are specifically excluded.

Viewing Enquiries

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

Home Report Valuation: £140,000

Access the Home Report

EPC Rating – C Council Tax Band – B































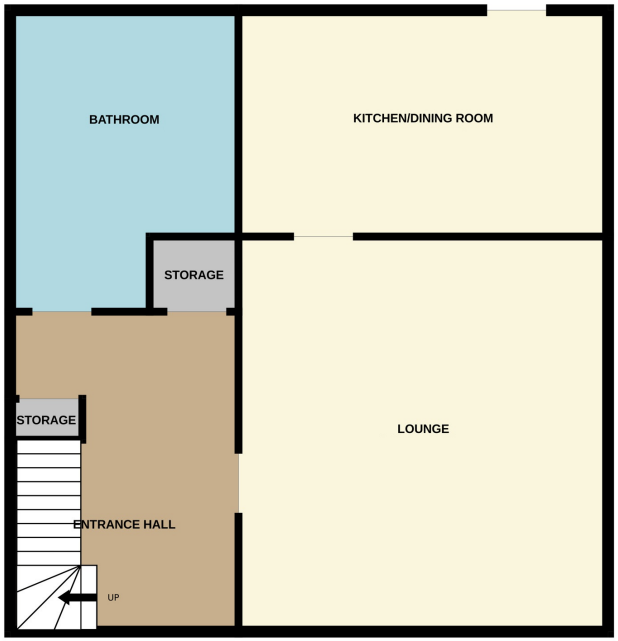


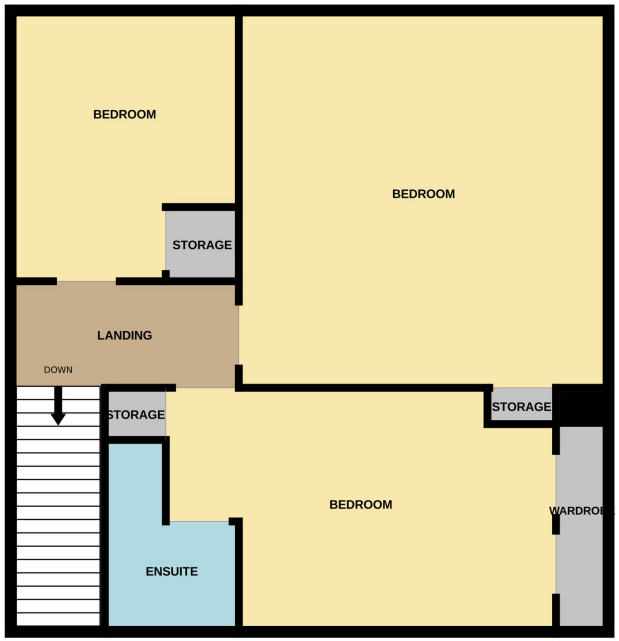












Room Dimensions

Lounge	14'2”	x	13'2”	4.32m	x	4.01m
Kitchen	14'1”	x	7'8”	4.29m	x	2.34m
Bathroom	7'6”	x	6'5”	2.29m	x	1.95m
Front Bedroom	12'6”	x	9'1”	3.81m	x	2.77m
En-suite	6'6”	x	3'1”	1.98m	x	0.94m
Rear Bedroom	11'8”	x	9'5”	3.55m	x	2.87m
Family Room	11'4”	x	8'5”	3.45m	x	2.56m

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.