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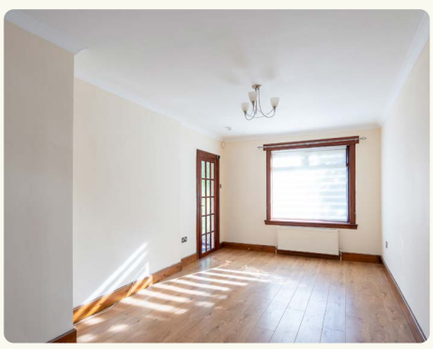
210 Balunie Drive,
Dundee DD4 8RS







Excellent Opportunity to Purchase a Two-Bedroom Terraced Villa

2 Bed | 1 Bath | 1 Reception

An excellent opportunity to purchase this well-presented two-bedroom terraced villa, situated within a small cul-de-sac location off Balunie Drive.

The property is ideally positioned for convenient access to a wide range of local amenities, including shops, schools and public transport links, with a regular commuter bus route located nearby. The property is expected to appeal to a variety of purchasers, including first-time buyers, downsizers and buy-to-let investors.

The accommodation comprises a bright and spacious lounge/dining room and a fitted kitchen. On the upper level there are two generously proportioned double bedrooms, both benefiting from built-in storage, together with a shower room.

Further benefits include double glazing, gas central heating and attic storage space.

Included in the sale are all floor coverings, window blinds, light fittings and white goods.

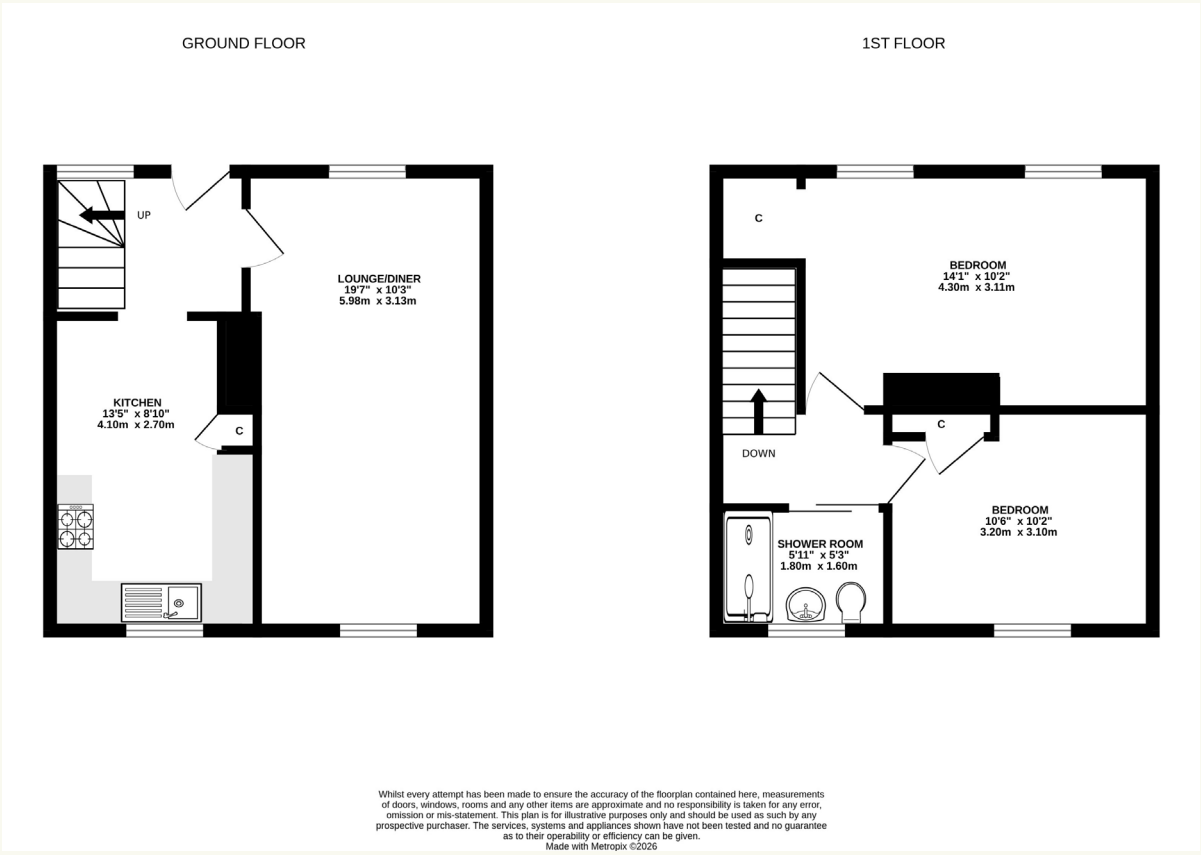
Externally, the front and rear gardens are mainly laid to lawn and feature a selection of mature plants and shrubs, providing an attractive outdoor environment. The timber shed will also be included in the sale.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

Features

- Bright and spacious lounge/ diner
- Fitted Kitchen
- Two double bedrooms
- Shower Room
- Gas central heating
- Double glazing
- Gardens
- EPC Rating Band C

Offers Over £110,000









Dundee is Scotland's fourth-largest city and one of its sunniest. Set on the north shore of the River Tay, it was named by The Sunday Times as one of Britain's top twelve places to live. As a UNESCO City of Design, Dundee has seen major waterfront redevelopment, including the V&A Dundee, which opened in September 2018, alongside attractions such as RRS Discovery and HMS Unicorn. The city also offers a rich cultural scene, with museums, art centres and theatres including The McManus: Dundee's Art Gallery & Museum and Dundee Contemporary Arts. Dundee combines culture, history and education, with two football clubs, the University of Dundee and Abertay University, and the renowned Ninewells Hospital. Residents and visitors benefit from a wide choice of bars, restaurants and amenities, as well as excellent transport links via the mainline railway, airport and the A90 trunk road between Edinburgh and Aberdeen.

FOR VIEWING:

By appointment only

Contact Lindsays on:

01382 802050 dundeeproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.