

44 Balmerino Road, Dundee, DD4 8RR







Spacious two bedroom semi-detached villa in popular residential location

2 Bed | 1 Bath | 1 Reception

Situated within a sought-after residential area of Dundee, this spacious two-bedroom semi-detached villa offers well-proportioned accommodation and excellent outdoor space, making it an ideal purchase for first-time buyers, young families, or those looking to downsize.

The accommodation comprises a welcoming entrance hallway leading to a modern fitted kitchen offering ample worktop and storage space. The generous open-plan lounge and dining area provides an excellent space for everyday living and entertaining, with patio doors opening directly onto the rear garden.

On the upper floor, the property benefits from a large principal bedroom with excellent built-in storage, together with a further spacious double bedroom, also featuring useful storage facilities. Completing the accommodation is a contemporary tiled shower room.

Externally, the front of the property offers a driveway providing convenient off-street parking, along with a low-maintenance garden area. To the rear, there is a sizeable fully enclosed garden, predominantly laid to lawn with a patio seating area, creating an ideal space for outdoor dining, relaxation, and family enjoyment.

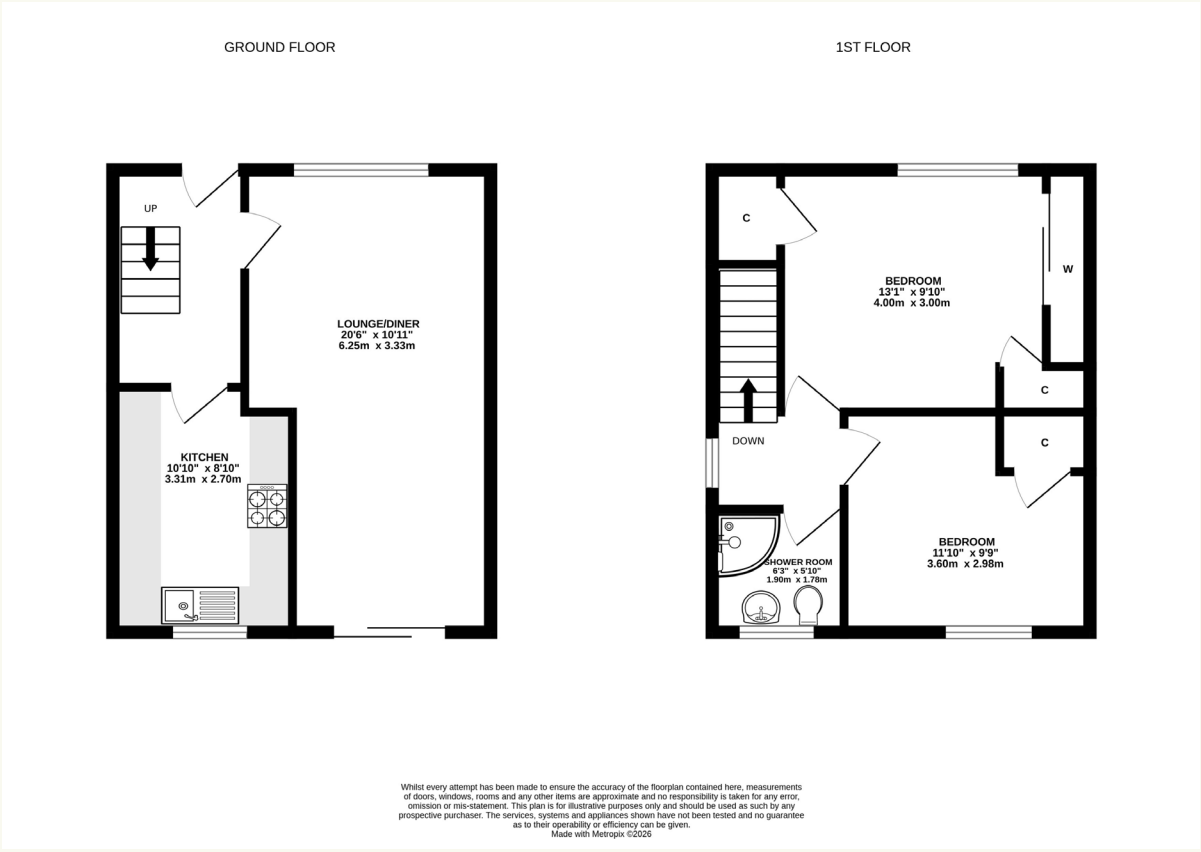
Further benefits include gas central heating and double glazing throughout.

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

Features

- Hallway
- Kitchen
- Lounge/Diner
- 2 Double Bedrooms
- Shower Room
- Gardens
- Driveway
- EPC Rate: D

Offers Over £115,000



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.
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Scotland's fourth-largest city and one of its sunniest, Dundee sits on the north shore of the River Tay and was named among Britain's top twelve places to live by The Sunday Times. This UNESCO City of Design has undergone extensive waterfront redevelopment, including the V&A Dundee, which opened in September 2018. Other attractions include RRS Discovery and HMS Unicorn. Its vibrant cultural scene spans museums, art centres and theatres, including The McManus: Dundee's Art Gallery & Museum and Dundee Contemporary Arts. Combining culture, history and education, Dundee is home to two football clubs, the University of Dundee, Abertay University and the renowned Ninewells Hospital. Residents and visitors enjoy a wide range of bars, restaurants and amenities, with excellent transport links by mainline rail, air 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.