36D Balmoral Terrace, Dundee, DD4 8SJ

Offers Over £55,000

Home Report Value £70,000

Contact Solicitors for an appointment to view

01382 203000

Chamber Practice

Excellent opportunity to purchase this spacious two bed first floor flat situated in a popular residential area close to many services and amenities including schools, shops, supermarkets, retail parks, leisure and recreation facilities and main bus route. Central Broughty Ferry and Dundee City Centre are within easy reach.

Accommodation comprises: entrance hallway with storage cupboard and connecting doors to all rooms; bright and spacious lounge with window to front and built in storage facilities; well-appointed kitchen with base and wall mounted units with contrasting worktops and splashbacks, integrated electric hob and oven, free standing fridge freezer and washing machine; bathroom with white three piece suite incorporating W.C., wash hand basin and with electric shower over, glazed shower screen and attractive wet-wall panelling; and two double bedrooms. Externally there is a shared drying green to the rear.

Practical benefits include double glazing, neutral décor and new carpets.

This particular property would make an ideal starter home or buy to let investment and early viewing is recommended.

- **Popular Location**
- **Many Nearby Amenities**
- **Hallway**
- **Lounge**
- **Kitchen with Integrated Appliances & White Goods**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Shared Drying Green**
- **Ideal 1st Time Buy/Buy to Let Investment**

Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.

Chamber Practice

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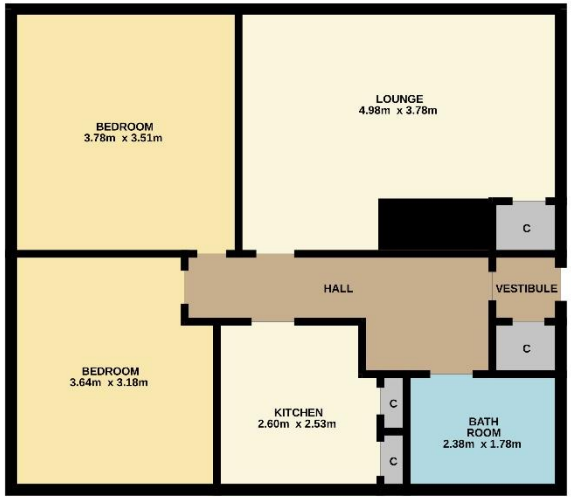
FIRST FLOOR
67.0 sq.m. approx.



TOTAL FLOOR AREA : 67.0 sq.m. approx.

Included in the sale are all carpets and floor coverings, hob, oven, fridge freezer and washing machine (no warranties given).