



MML Law

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01382 206000 DUNDEE CITY | ANGUS | FIFE

227 Balunie Avenue, Dundee, DD4 8TH

Offers Over £135,000



"Ideal Family Home"

Accommodation: Entrance Vestibule, Lounge, Dining Kitchen, Utility Room, Three Bedrooms, Bathroom, Double Glazing, Gas Central Heating, Driveway and Gardens.



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Description

This three bedroom mid terraced villa is located within the popular Douglas Area of Dundee. The property benefits from Double Glazing and Gas Central Heating throughout.

The accommodation on the ground floor comprises a generous lounge with French doors leading to the rear garden. Fire surround with multi fuel stove that will accept woods and other solid fuels. The Dining Kitchen is fitted with modern wall and base mounted units and co-ordinating worksurfaces and splashback.

Electric hob, oven, integrated microwave and integrated Dishwasher. Ample space for dining table and chairs. Useful utility room with space for fridge freezer, washing machine and tumble dryer. Storage cupboard.

On the upper floor there are two good sized double bedrooms and a single bedroom with fitted cupboard. Modern family bathroom with three-piece white suite, electric shower over the bath. From the upper landing there is access to the attic and a storage cupboard.

Outside

Outside areas comprise a tarmac driveway to the front and an area laid in chips bound by concrete block/brick walling. The rear garden is predominantly laid in grass with a section of timber decking. Large timber and felt shed with perspex canopy.

This property must be viewed to appreciate the accommodation on offer.

Area

Balunie Avenue is situated to the East side of Dundee City in an established residential area. Local amenities are available close by including the Kingsway East Retail Park, local shops, supermarkets and many leisure facilities including a cinema. The mainline bus service operating in the area gives easy access to Dundee City Centre, Ninewells Hospital and beyond. The coastal town of Broughty Ferry is just a few minute's drive away.



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Viewing

By appointment through Solicitor on 01382 206000.

Home Report

Contact Solicitor for a copy of the Home Report.

Included In Sale

Carpets, floor coverings, window blinds where fitted, all integrated appliances and flat screen tv erected outside under Perspex canopy.

Accommodation

Lounge	21'3" x 10'5"
Kitchen	14'9" x 9'10"
Utility Room	6'7" x 7'3"
Bedroom 1	14' 1" x 10'2"
Bedroom 2	14'6" x 8'7"
Bedroom 3	9'7" x 6'7"



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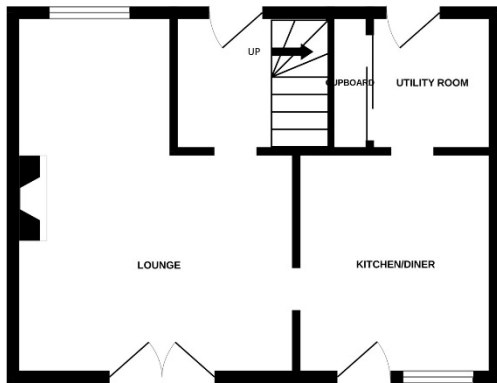
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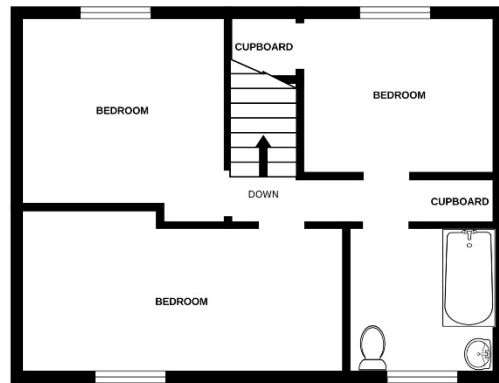
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GROUND FLOOR



1ST FLOOR



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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