



**MML Law**

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**01382 206000 DUNDEE CITY | ANGUS | FIFE**

43 Ballindean Place, Dundee, DD4 8PE

Offers Over  
£120,000



***"Spacious Family Home"***

Accommodation: Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms, Bathroom, Double Glazing, Gas Central Heating, Gardens & Driveway.



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# 43 Ballindean Place, Dundee, DD4 8PE

## Description

This well-proportioned semi-detached villa is situated to the east side of Dundee City. The property benefits from double glazing and gas central heating throughout and offers excellent family accommodation.

The accommodation comprises, at ground level, of entrance hall with storage cupboard and staircase to upper floor accommodation, a spacious lounge with feature fire surround with electric fire, from the lounge there is door to kitchen and double doors opening into separate dining room, good sized kitchen requiring upgrading. Door from kitchen provides access to the rear garden.

On the upper level there are three double bedroom, two of which have storage cupboards. The Shower-room is fitted with two piece white suite and walk-in shower cubicle.

Ample storage throughout.

Included in the price are all floorcoverings, curtain poles, light fittings, gas cooker? fire surround and fire.

The property requires some upgrading but is an ideal home for the young family looking to move up the property ladder.

## Outside

Private garden grounds are located at the front and rear elevation, while a driveway has been formed to the side. Gardens are laid in timber decking, paving slabs and grass. Garden Shed

## Area

'Douglas' is a popular residential area to the east of Dundee City Centre. Local amenities are available close by including the Kingsway East Retail Park, local shops, supermarkets and many leisure facilities including a cinema and sports centre. 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 minutes drive away.



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## Viewing

To arrange a viewing, contact the Solicitors on 01382 206000.

## Home Report

Contact the Solicitors for a copy of the Home Report.

## Accommodation

Lounge	16'9" x 11'5"
Dining Room	9'6" x 8'8"
Kitchen	11'2 x 8'10"
Bedroom 1	12'7" x 11'7"
Bedroom 2	11'8" x 9' 4"
Bedroom 3	11'5" x 10'1"
Bathroom	5'11" x 5'8"



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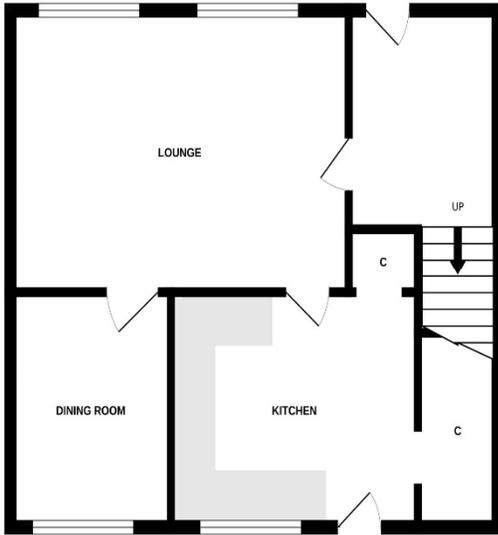


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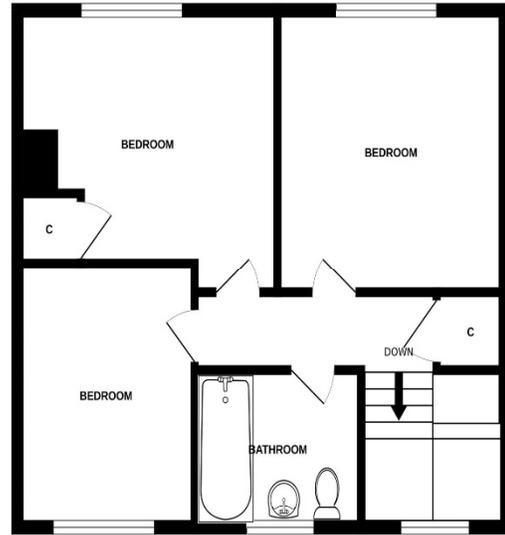
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GROUND FLOOR



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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