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**6 BALUNIE GARDENS, DUNDEE, DD4 8SS**  
**OFFERS OVER £110,000**

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**HOME REPORT VALUATION**     **£110,000**

**EPC RATING**

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This well presented two bedroom mid terraced villa is situated within a quiet cul-de-sac of a popular residential area of similar style properties. The property is excellently located for easy access to many amenities including primary and secondary schooling, grocery stores and Claypotts Park. There are also commuting links via the bus links and A92, connecting Dundee city centre, Arbroath and the surrounding towns.

The property opens to the entrance hallway which includes the staircase leading to the first floor accommodation and storage cupboard. The family living room is of a great size with ample space for dining and benefits from the natural light coming through the front facing windows and double patio doors. This room has been well decorated with the electric fireplace with cream surround and black hearth showcased as a central feature. The kitchen offers suitable storage space by way of wall and base units with undercounter space for white goods. The kitchen includes an integrated oven, gas hob, extractor hood and stainless steel sink. In addition, there is a glass door opening to the rear garden.

The upper landing is laid with carpet and provides access to the roof space by way of the attic hatch with secured ladders. The roof space has been partially floored and lined which is excellent for additional storage space and is well lit by the Velux window. The two double bedrooms are both of a good size and have carpet flooring. The larger bedroom is located to the front of the property and benefits from an alcove storage space. The shower room has been fitted with tiled flooring and walls with the large shower cubicle fitted with a black contrasting wet wall.

The front garden is enclosed by a stone wall and laid with stone chips. To the rear of the property is a good sized garden which is fully enclosed and benefits from a paved patio area and chipped garden. To the rear of the garden is a large timber shed and summerhouse.

Early viewing is highly recommended to fully appreciate this property.

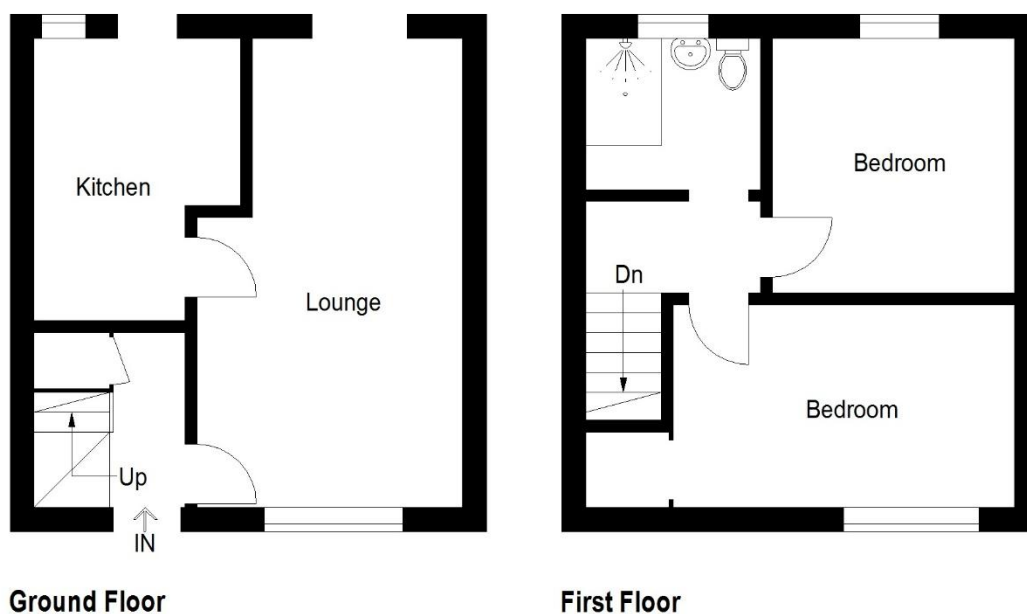


Illustration For Identification Purposes Only. Not To Scale (ID1236121 / Ref:91290)



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