



35H BALLINDEAN ROAD, DUNDEE, DD4 8NN
OFFERS OVER £80,000



This immaculately presented 2-bedroom top floor flat forms part of a block of eight properties situated within a well-established residential area of Dundee. The property benefits from recently installed windows throughout along with a newly fitted kitchen and shower room. The subjects are ideally located within walking distance of Kingsway East Retail Park, leisure facilities and Monymusk park. The subjects are also located on a main bus route, providing links to Dundee City Centre and Kingsway West. On street parking is available and there is a maintained communal drying green to the rear of the property.

The property opens to the entrance hallway which is laid with laminate flooring extending through to the lounge and bedrooms. There are two cupboards providing suitable storage space and the secure entry phone system. The lounge is located to the rear of the property and benefits from a large South facing window and a smaller East facing window, both fitted with blinds and providing ample natural light into this room. The modern kitchen has recently been installed with glossy white wall and base units and a contrasting black with speckle effect worktop and matching splashback. There is a new integrated oven, hob and extractor hood which are currently under warranty and a stainless-steel sink. There is a further storage cupboard and suitable space for white goods. The room is finished with tile effect linoleum flooring and a large window looking over the communal garden.

Both double bedrooms are of a good size and are located to the front of the property with laminate flooring and fitted blinds. The modern shower room benefits from a walk-in shower cubicle, W/C and wash hand basin within the vanity unit with cupboard. This room is fitted with a white and sparkle wet wall, laminate flooring and stainless-steel heated towel rail.

This property is in excellent condition and would be ideal for first time buyers. Early viewing is highly recommended.

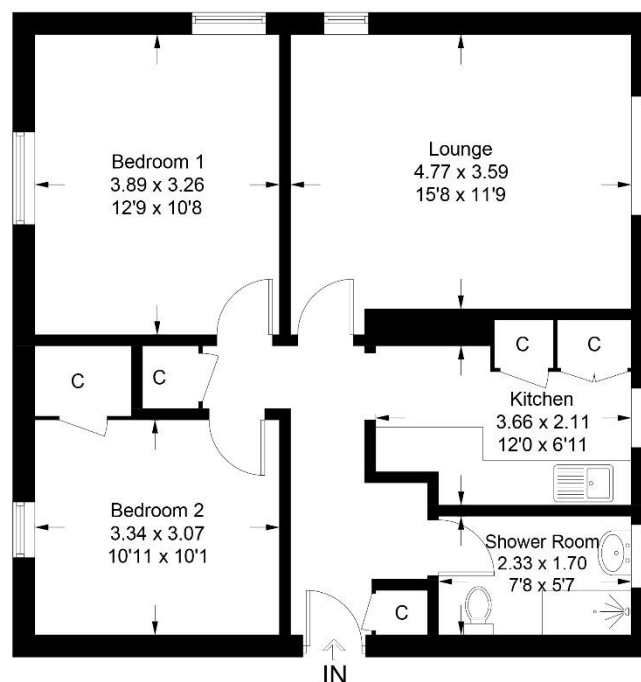


Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1202630)



Lawson, Coull & Duncan | 01382 227555

Solicitors, Notaries & Estate Agents

Reception@lawsoncoull.co.uk

www.lawsoncoullduncan.co.uk