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**193 BALUNIE DRIVE, DUNDEE DD4 8RX**  
**OFFERS OVER £120,000**

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HOME REPORT VALUATION £120,000

EPC RATING C



This three-bedroom end-terraced villa is located within an established residential area in the north-east of Dundee. There are many amenities close by including primary and secondary schools, local shops and services. A main bus route connects the area to the city centre and surrounding area.

The property benefits from double glazing, gas central heating and off-street parking. A timber door with frosted glass panels opens into the hallway which provides access to the living room and shower room. The hall has a storage cupboard located under the stairs and a window to the side of the property. The lounge benefits from a large front facing window providing ample natural light. The room is fitted with a gas fire and built-in cupboard/shelving units on either side of the fire. The kitchen is accessed through the lounge and houses the newly fitted boiler. The kitchen has a rear-facing window and a timber door provides access to the rear garden. The shower room is fitted with a 3-piece white suite consisting of W.C., basin, and shower cubicle.

The carpeted staircase leads to the first floor where the three bedrooms are located. The attic space can be accessed through a roof hatch at the top of the stairs. The main bedroom has two front-facing windows along with a large storage cupboard. The other two bedrooms are similar in size and are both located to the rear of the property, and each has its own storage cupboard.

The property benefits from ample outside space. To the front, the area is paved allowing for off-street parking. The rear garden can be accessed via a path down the side of the property and benefits from a patio area, brick BBQ and lawn area with clothesline.

The property would benefit from some modernisation and viewing is highly recommended to fully appreciate the property's potential.

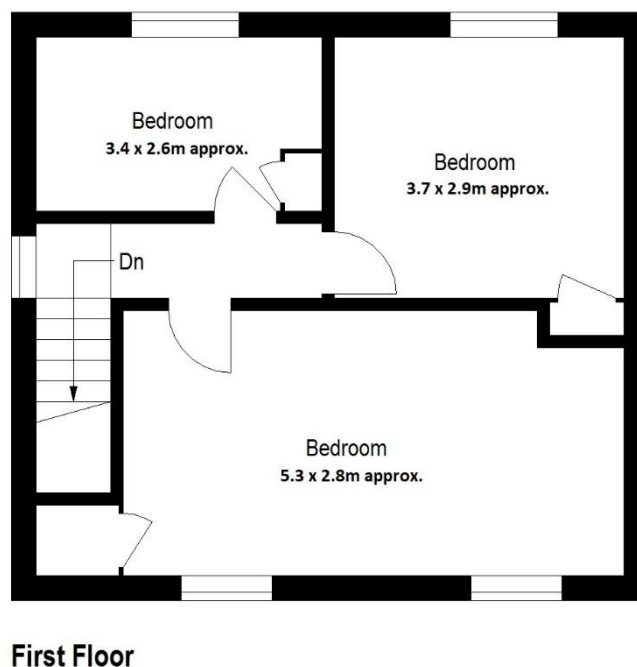
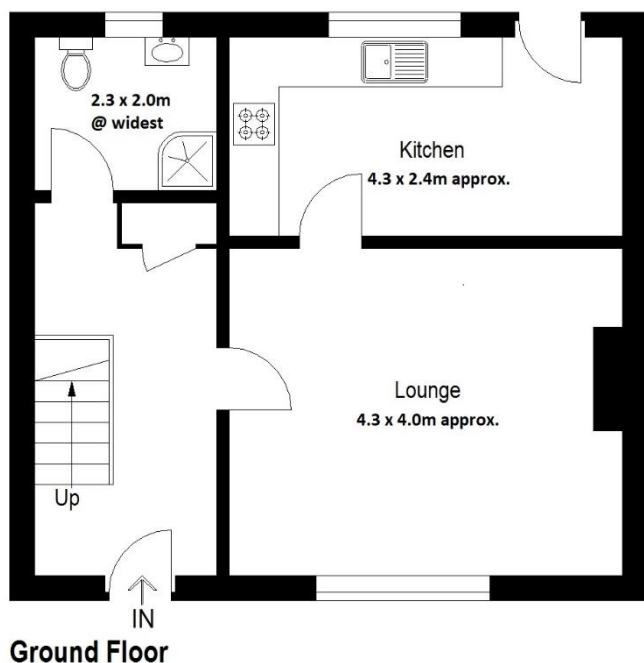


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