

38 Balunie Terrace

DUNDEE, DD4 8TA



*BEAUTIFULLY PRESENTED TWO
BEDROOM TERRACED VILLA*



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McEwan Fraser Legal is delighted to offer potential part exchange, please ask us for details. This is a charming mid-terraced villa, a delightful blend of comfort and convenience, nestled in a popular area and boasting approximately 64 square meters of beautifully presented living space.

As you step through the entrance hallway, you'll be greeted by a sense of warmth and welcome, setting the tone for the inviting living spaces that lie ahead. The lounge/diner offers a cosy space for relaxation, while the adjacent kitchen provides modern amenities and ample space for culinary endeavours.

The Property





Ascending to the first floor, you'll find two well-appointed bedrooms. A tastefully designed bathroom with WC completes the accommodation.

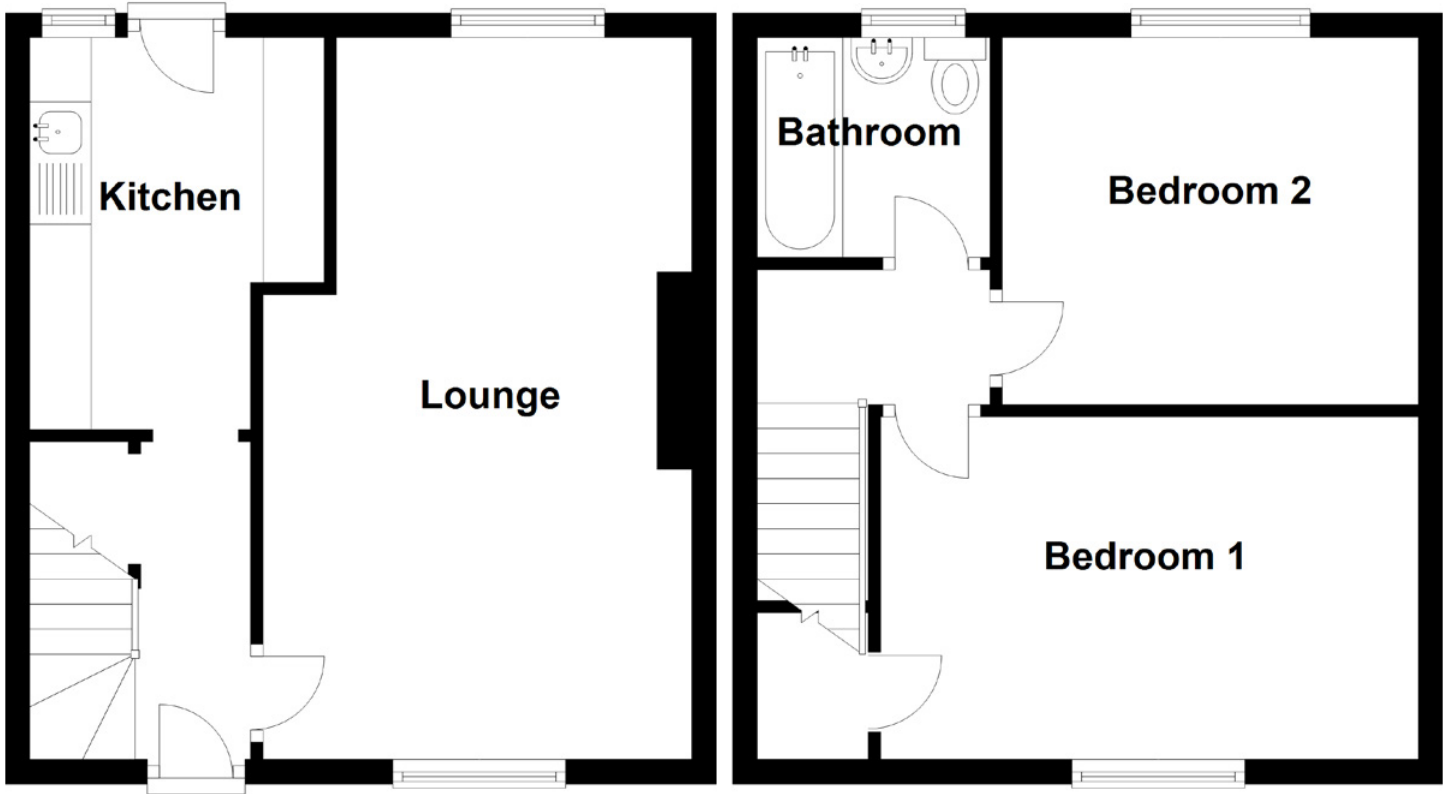




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	5.90m (19'4") x 3.50m (11'6")
Kitchen	3.20m (10'6") x 2.40m (7'11")
Bedroom 1	4.40m (14'5") x 2.80m (9'2")
Bedroom 2	3.40m (11'2") x 3.00m (9'10")
Bathroom	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m²): 64m²

EPC Rating: C



This home is meticulously maintained and presented, ensuring a move-in-ready experience for its lucky new owners. Outside, the property boasts both off-road parking with a drive to the front and a garden to the back, laid for ease of maintenance, offering the perfect balance of convenience and outdoor enjoyment.

Located in a desirable area, this mid-terraced villa offers the opportunity to enjoy a comfortable and convenient lifestyle in a popular neighbourhood. Whether you're a first-time buyer, a growing family, or looking to downsize, this home is sure to exceed your expectations.

Don't miss out on the chance to make this desirable property your own – schedule a viewing today and discover the endless possibilities that await in this beautiful home.





Modern Dundee is known as the 'City of Discovery' - a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city. It is home to the biomedical and technological industries and The Victoria and Albert Dundee. Dundee has two world-class universities, excellent schools and a leading further education college and an excellent range of leisure facilities to cater for all the family.

Dundee provides an excellent range of shops and professional services, together with good leisure facilities. It is an established centre of excellence in education and life sciences and has renowned cultural facilities.

Dundee Airport offers commuting opportunities and, of course, the rail station provides national links.

The Location

