



*Well presented two bed
Semi-detached house in
popular location. Ideal first
time buy/starter home.*

101 Balgarthno Road, Dundee, DD2 4QY
Offers Over £120,000

Contact Solicitors
for an appointment to view or
telephone seller direct outwith
office hours 07474891003

Chamber Practice 



- **Lounge/Dining**
- **Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Great Storage Facilities**
- **Private Gardens**
- **Popular Residential Area**
- **Close to Ninewells Hospital**
- **Move in Condition**
- **Ideal First Time Buy**

The Chamber Practice are delighted to bring to market this well presented semi-detached two bedroom family home close to Ninewells Hospital and conveniently located for ease of access to the A90 Kingsway arterial route and for the Wester Gourdie Industrial Estate. Local convenience stores, major supermarkets, schools, leisure facilities and main bus are also within easy reach.

Accommodation comprises: entrance hallway with door to lounge/dining & kitchen and carpeted staircase to upper accommodation; bright and airy lounge/dining room with double glazed windows; kitchen fitted with a range of base and wall mounted units with contrasting worktops and complementary splashback, integrated electric oven & hob, space for under counter appliances; external door to rear; upper landing with doors to bathroom and bedrooms; 3 piece suite with fitted W.C, wash hand basin with vanity/storage cupboard below and bath with mains fed shower; bright and spacious double bedroom with built in mirrored wardrobes and additional storage cupboard and rear facing double glazed windows; further double bedroom to the front, storage cupboard with access to the floored attic.

The subjects are situated on a generous plot with private gardens to front, side and to rear with a garden shed.

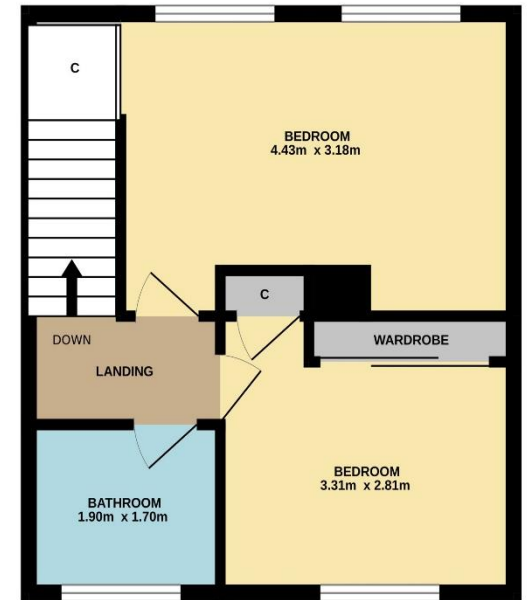
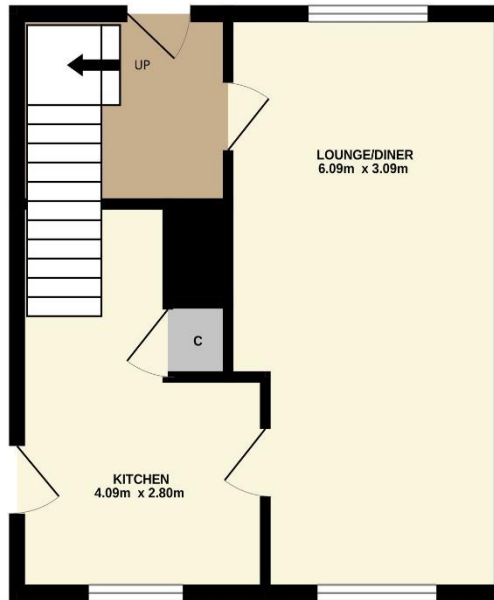
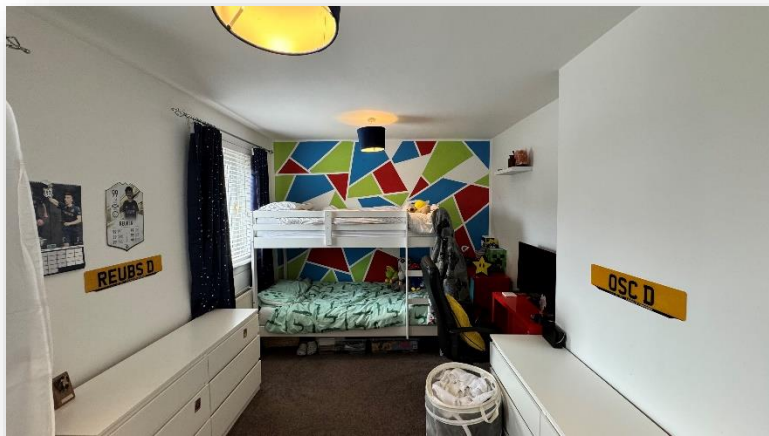
This particular property would make an ideal starter home/buy to let investment and early viewing is recommended.

Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.





Included in the sale are all carpets and floor coverings, light fittings, window blinds and curtains where fitted, integrated appliances and garden shed.



These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.

Chamber Practice

Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

www.thechamberpractice.co.uk

contact@thechamberpractice.co.uk