



1/0, 5 Balmore Street, Dundee, DD4 6SX

Offers Over £89,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



- **Popular Location**
- **Many Local Amenities**
- **Walking Distance of City Centre**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **3 Bedrooms**
- **Gas Central Heating**
- **Excellent Storage Facilities**
- **Shared Drying Green**
- **Ideal Family Home/Buy to Let Investment**

Great opportunity to purchase this spacious three bed first floor flat located in the popular Stobswell area with its wide variety of amenities including schools, convenience stores, Lidl Supermarket, bars, take-aways, beauty parlours, hair salons and excellent public transport links. Baxter Park, DISC and Dundee City Centre are also within reasonable walking distance.

The accommodation is in good decorative order throughout and benefits from well proportioned rooms and gas central heating.

Accommodation comprises: entrance hallway with storage cupboard and connecting doors to all rooms; bright and spacious lounge with storage cupboard; kitchen fitted with a range of base and wall mounted units with contrasting worktops and splashback tiling, integrated electric hob and oven, free standing fridge freezer and washing machine and large storage cupboard; bathroom with 3 piece suite incorporating W.C., wash hand basin and bath with electric shower over, glazed shower screen, attractive wet-wall panelling and heated towel rail; master bedroom with walk in storage cupboard and shelved cupboard; and two further bedrooms. There is a large private cupboard within the communal close and a shared drying green to the rear.

This property will appeal to a variety of purchasers 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.



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Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

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70.0 sq.m. approx.



TOTAL FLOOR AREA: 70.0 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Included in the sale are all carpets and floor coverings, window blinds where fitted, integrated appliances and white goods (no warranties given).



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