



49 Balbeggie Street, Dundee, DD4 8RH
Offers Over £120,000

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

07713564397

Chamber Practice 



Fantastic opportunity to purchase this spacious and well presented two bed mid terraced family home situated in a popular residential area close to many services and amenities including schools, shops, supermarkets, retail parks, leisure and recreation facilities and main bus route. Central Broughty Ferry and Dundee City Centre are within easy reach.

Accommodation comprises: entrance hallway with doors to lounge and cloakroom and carpeted staircase to upper floor; bright and airy lounge with front facing window and connecting door to kitchen; well appointed kitchen/diner fitted with a range of base and wall mounted units with contrasting worktops and breakfast bar with seating for 4, integrated electric hob and oven with extractor hood over, under counter dishwasher and washing machine, and French doors leading to rear garden; cloakroom with W.C., and wash hand basin. On the upper floor there are built in storage facilities and hatch to attic, two generous double bedrooms and a stylish bathroom with three piece suite incorporating WC, wash hand basin and bath with electric shower over, attractive tiling and heated towel rail. Externally there are enclosed gardens to front and rear and on street parking facilities.

This ready to live in property would make an ideal family home/first time buy and early viewing is highly recommended.

- **Popular Location**
- **Many Nearby Amenities**
- **Hallway**
- **Lounge**
- **Kitchen/Diner**
- **Cloakroom**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Electric Heating**
- **Private Gardens**
- **Ready to Live In Condition**
- **Ideal Family Home/First Time Buy**

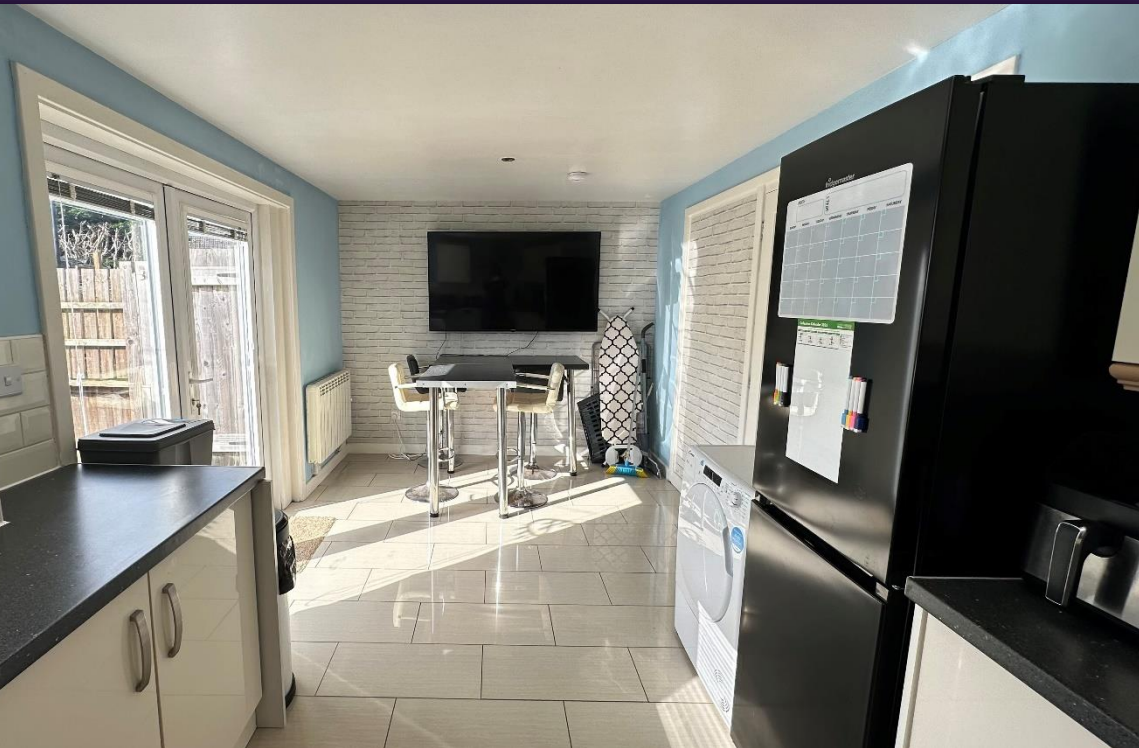


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Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

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

www.thechamberpractice.co.uk

contact@thechamberpractice.co.uk



Included in the sale are all carpets and floor coverings, window blinds where fitted, integrated appliances, washing machine, dishwasher and garden shed.



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