



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE
AGENTS

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37 Balbeggie Terrace, Dundee, DD4 8RL

Offers Over £90,000

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2 Bedroomed, Mid-Terraced Villa

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37 Balbeggie Terrace, Dundee, DD4 8RL

2 Bedroomed, Mid-Terraced Villa

Located within a popular residential area, Balbeggie Terrace is ideally situated for ease of access to a number of local amenities including shops, schools and a regular commuter bus route. Although in need of some internal modernisation the 2 bedroomed mid terraced villa offers spacious accommodation flooded with natural light throughout.

Accommodation in full comprises of: A bright entrance via a wooden security door with feature-stained glass panel, lounge with feature fire surround that leads into the kitchen that overlooks the rear garden. The kitchen also benefits from a utility area with external door opening into the rear garden of the home. Carpeted staircase from the main entrance leads to the upper level that benefits from 2 generously sized bedrooms with built in storage and a well-appointed bathroom.

Lounge:	3.85m x 4.6m
Kitchen:	3.08m x 2.15m
Bathroom:	2.06m x 1.76m
Bedroom 1:	4.58m x 3.08m
Bedroom 2:	3.48m x 3.04m

Features

- Mid Terraced Villa
- Popular, Family Friendly Area
- 2 Generously Sized Bedrooms
- Spacious, Bright Lounge
- Kitchen with Utility Room
- Bathroom
- Requires Some Internal Modernisation
- Non Standard Construction

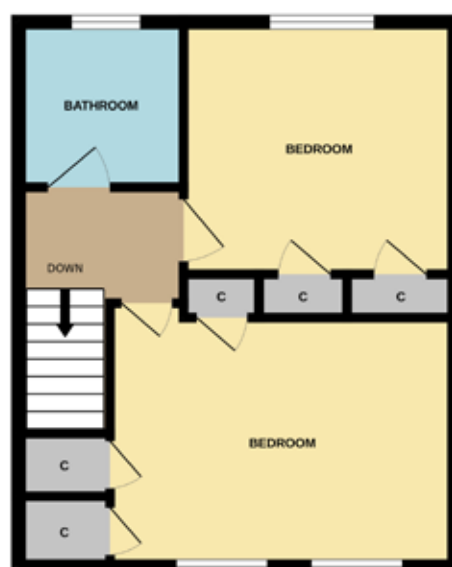
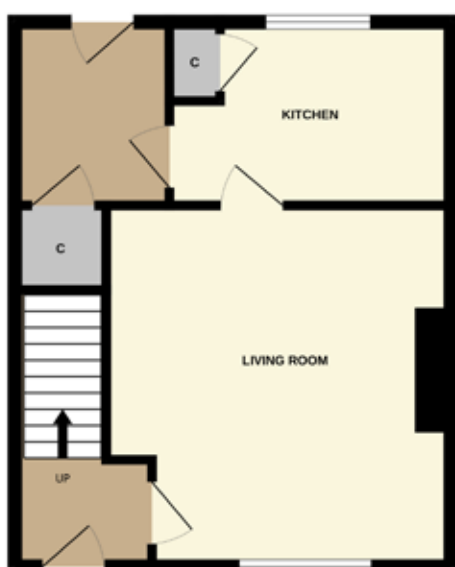
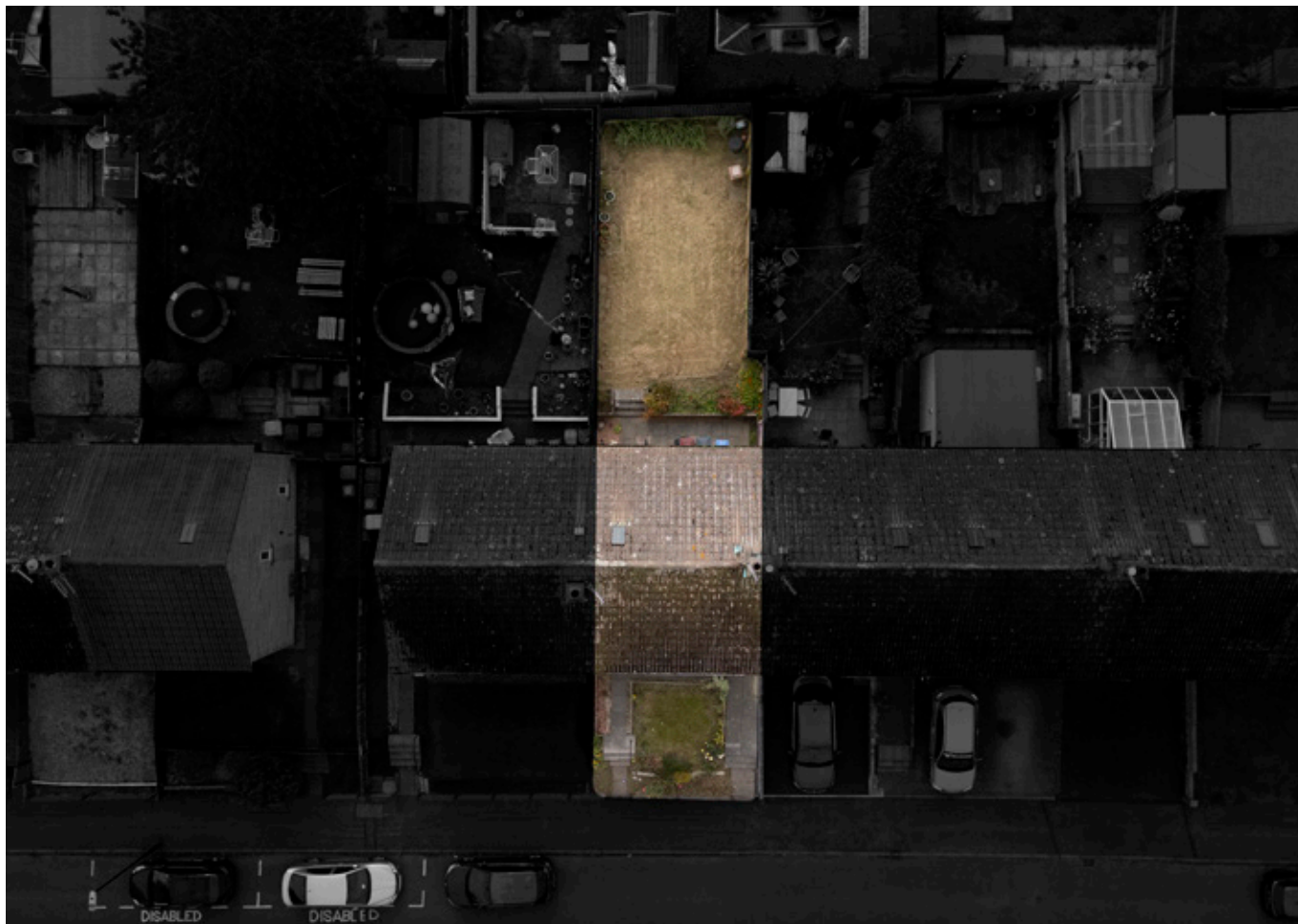


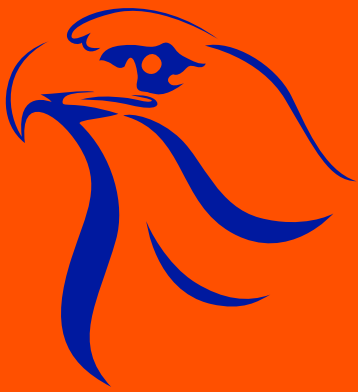












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Council Tax Band:

A (Dundee Council Sept 2025).

EPC Band:

E

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

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Note:
Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
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