



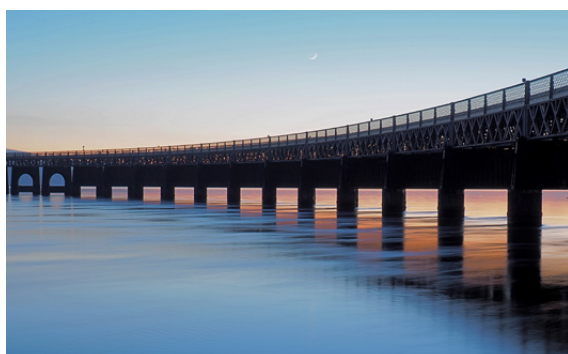

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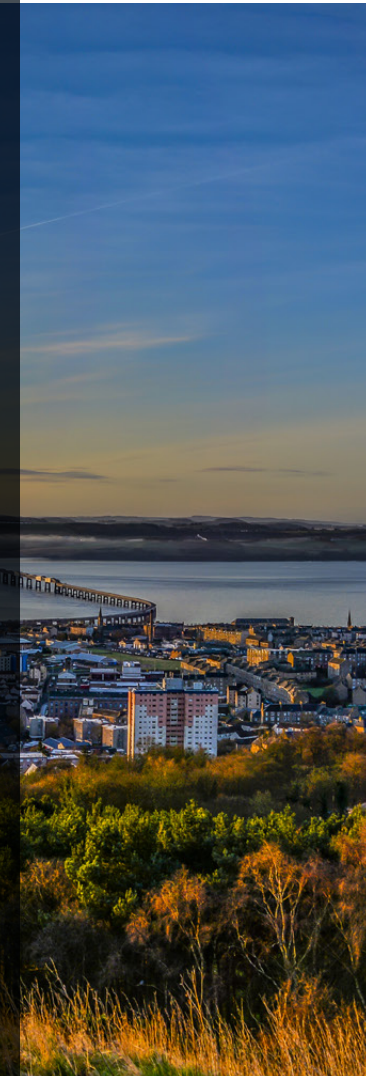
THE LOCATION

Dundee, Angus

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.



17 BALGARTHNO ROAD

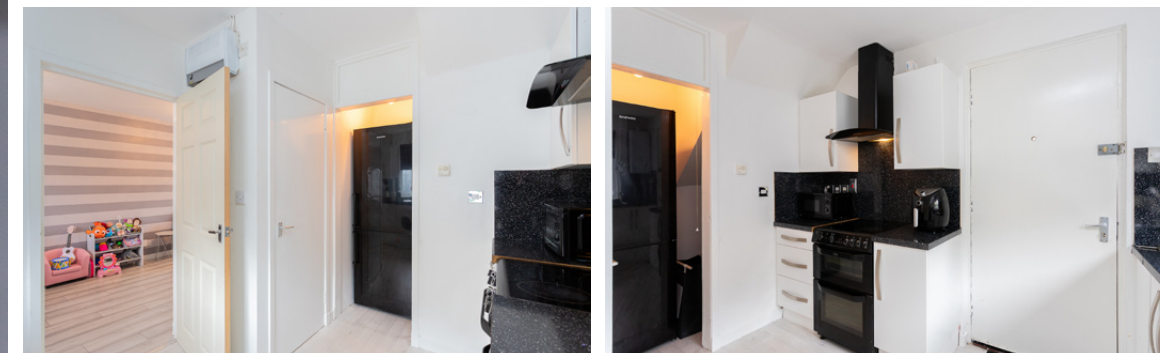
Dundee, Angus

This is a beautifully appointed terraced villa set within a popular residential area. The property has been well maintained both inside and out by its owners and is presented to the market in move in condition.

Entrance is via the reception hall with stairs leading to the upper level. The lounge is pleasantly situated to the front of the property with a lovely outlook to the front with a door leading to the kitchen. The kitchen/dining area has a full range of modern floor and wall mounted units. The dining area is a good size with access to the rear gardens.

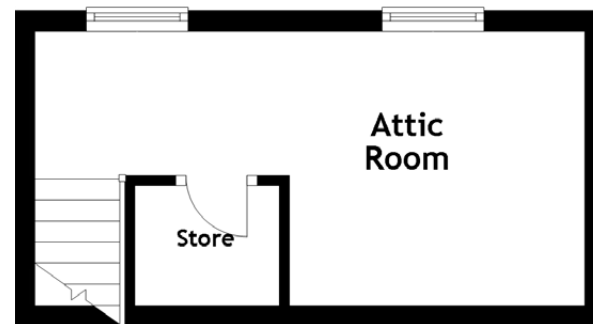
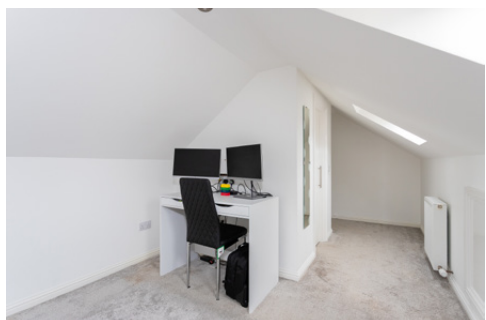
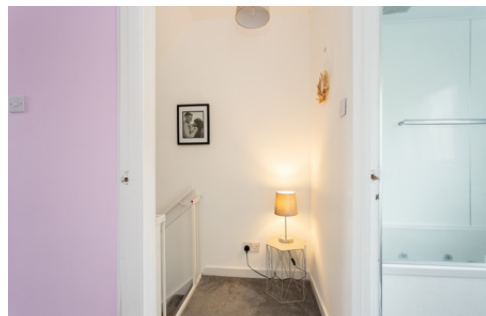
To the upper level, there are two bedrooms with the master benefiting from double wardrobes. The attic has been sympathetically converted to offer a further room for them working from home or games room. The family bathroom completes the accommodation on offer.

The property features gas central heating and double glazing. Off-street parking is provided by a driveway to the front of the property and there are well maintained gardens to front and rear. In particular the rear gardens are low maintenance with a secure fence surrounding.





BEDROOMS, BATHROOM & ATTIC ROOM



Approximate Dimensions
(Taken from the widest point)

Lounge	6.10m (20') x 3.10m (10'2")
Kitchen	3.10m (10'2") x 2.70m (8'10")
Bedroom 1	3.40m (11'2") x 3.10m (10'2")
Bedroom 2	4.40m (14'5") x 3.20m (10'6")
Bathroom	1.91m (6'3") x 1.60m (5'3")
Attic Room	5.40m (17'9") x 2.70m (8'10")

Gross internal floor area (m²): 67m²
EPC Rating: C

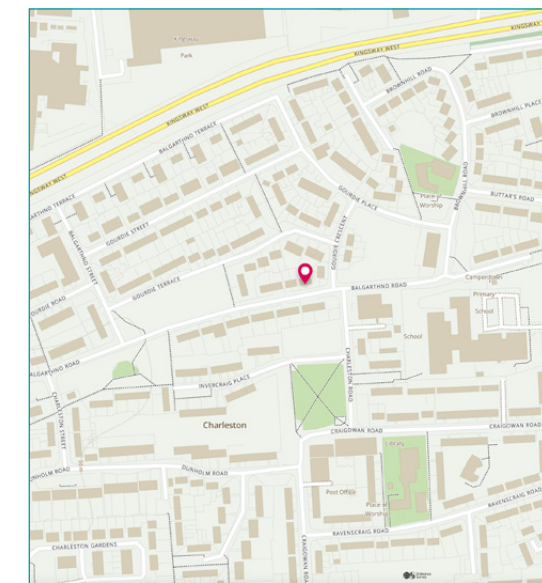
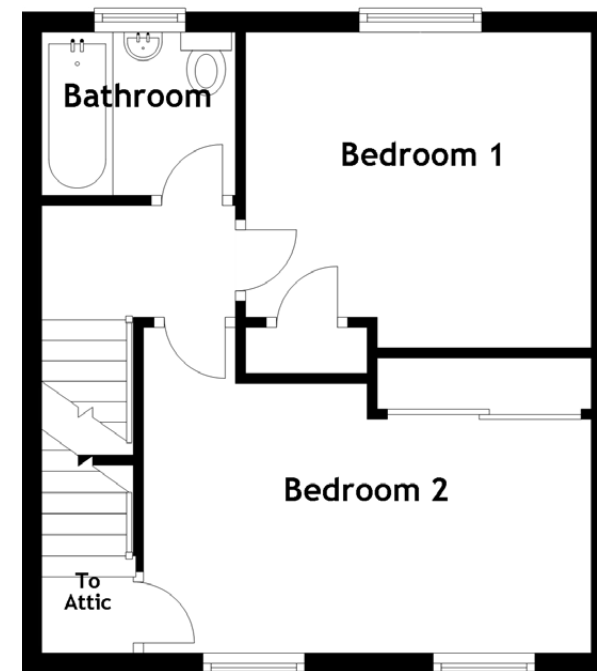
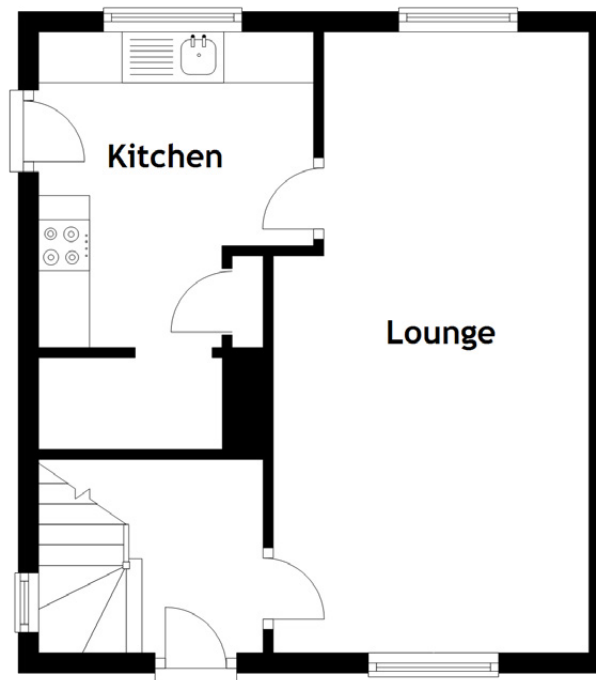


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