

# 2 Balunie Terrace

DUNDEE, ANGUS, DD4 8TA



*BEAUTIFULLY PRESENTED TWO-BEDROOM END-TERRACED HOME*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this spacious and beautifully presented two-bedroom end-terraced home to the market. Modern and fresh throughout, this property is truly ready to move straight into, making it an ideal choice for first-time buyers, couples, or small families.

The inviting lounge/diner benefits from a bright dual-aspect layout, creating a warm and welcoming space to relax or entertain. The sleek and contemporary kitchen features glossy finishes, blending style with practicality, while the stylish bathroom offers a calm and tranquil retreat. Both bedrooms are generously proportioned, providing comfortable and versatile spaces to suit your needs.









**Bedroom 1**

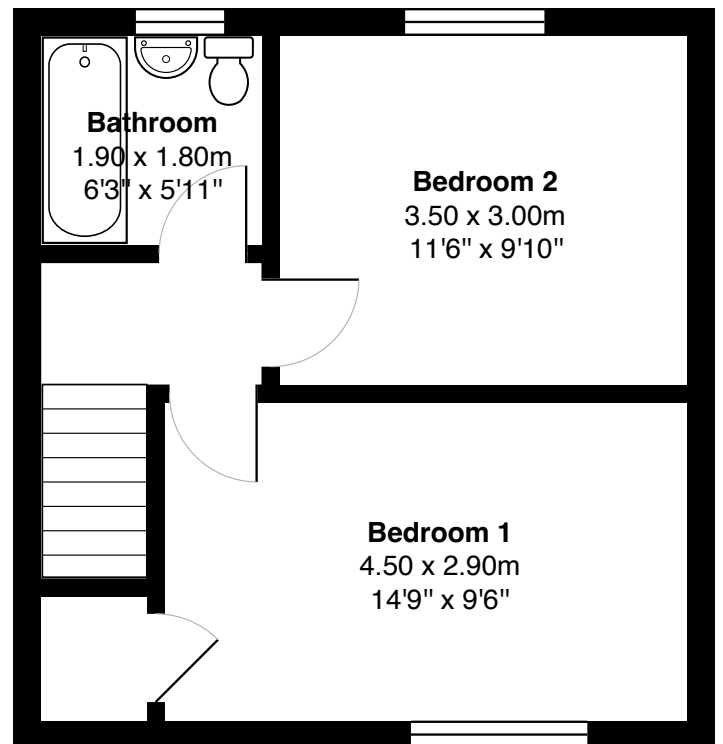
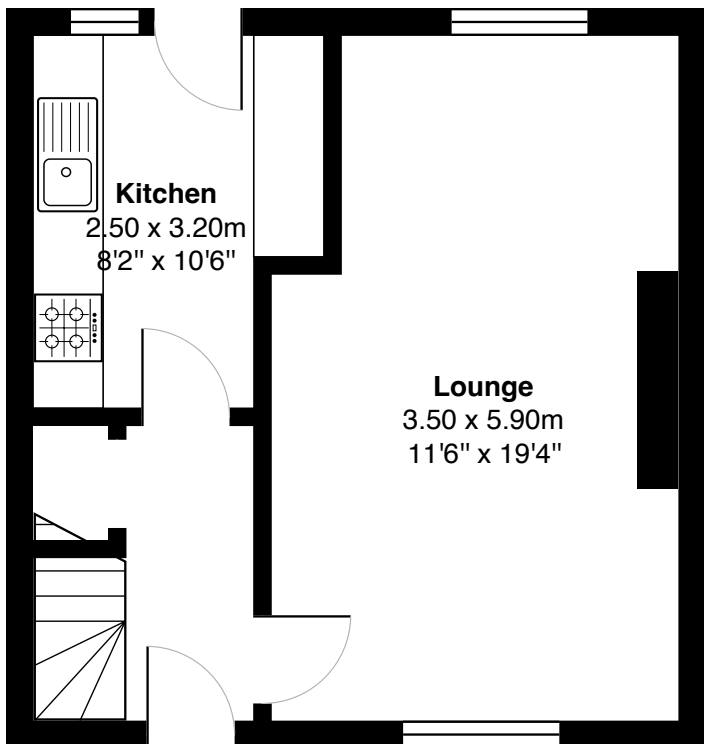






**Bedroom 2**





Gross internal floor area (m<sup>2</sup>): 64m<sup>2</sup>

EPC Rating: C

## Floor Plan





Outside, the property boasts front and rear gardens, offering outdoor spaces to unwind or enjoy with friends and family. This home combines modern design, practicality, and comfort, making it an exceptional opportunity for those seeking a move-in-ready property. Early viewing is highly recommended to fully appreciate all it has to offer.







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.

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## The Location



