

96 Ballindean Road

DUNDEE, ANGUS, DD4 8NZ



WELL-PROPORTIONED SEMI-DETACHED HOME
WITH DRIVE AND GENEROUS REAR GARDEN



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McEwan Fraser Legal is delighted to present this 3-bedroom house in DD4. Situated in a popular residential area, this spacious semi-detached home offers flexible accommodation, off-street parking, and a large enclosed garden, ideal for family living.

To the front of the property, there is a driveway providing off-street parking, leading to the main entrance. The ground floor comprises a welcoming entrance hall, a generous lounge, and a well-appointed kitchen with access to a practical rear porch/boot room. The family bathroom is also located on this level.

The Property







Upstairs, the property offers three bedrooms and a shower room, complete with a shower cubicle, toilet, and wash hand basin, providing added convenience for a growing household.





Bedroom 2

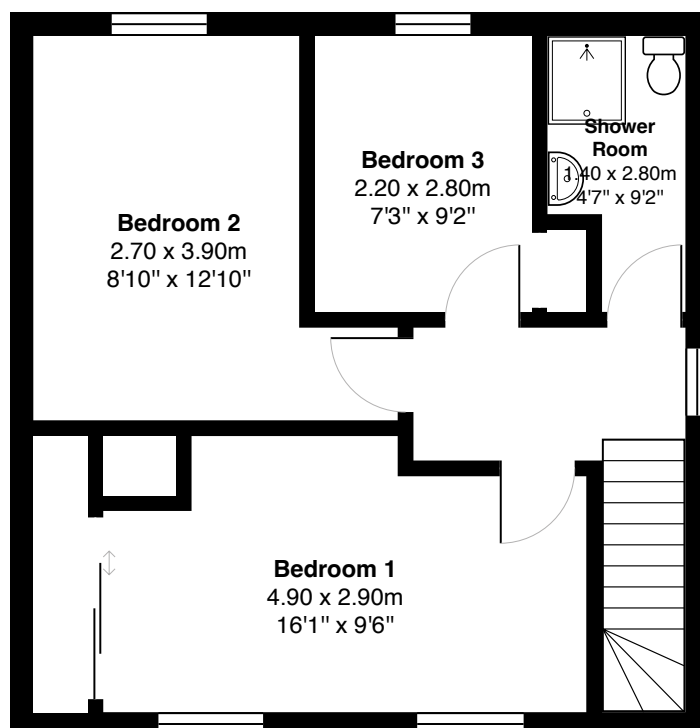
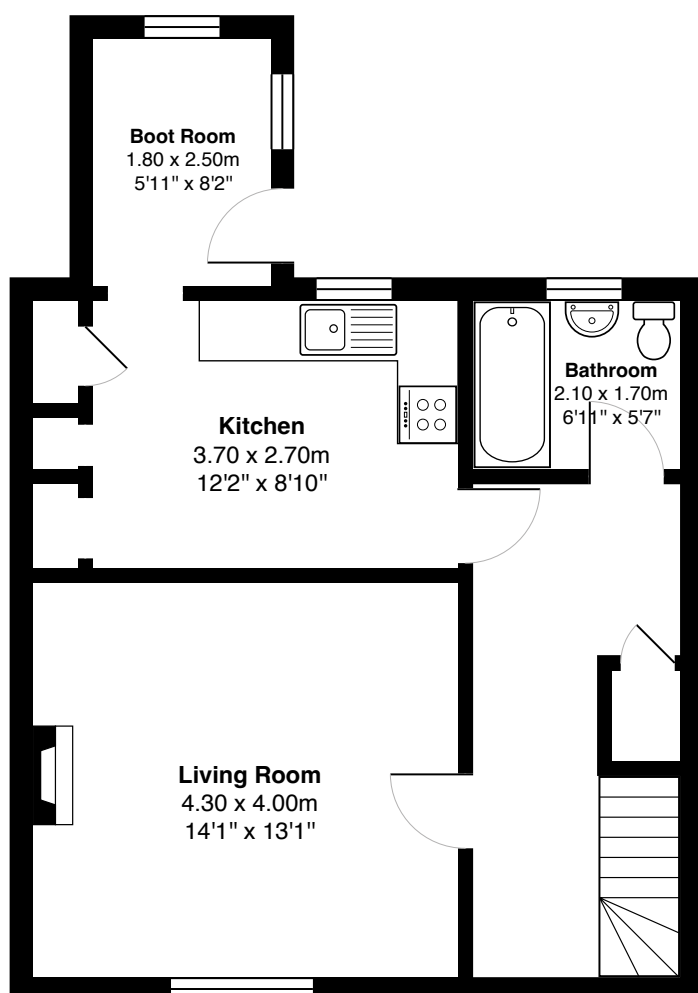




Bedroom 3







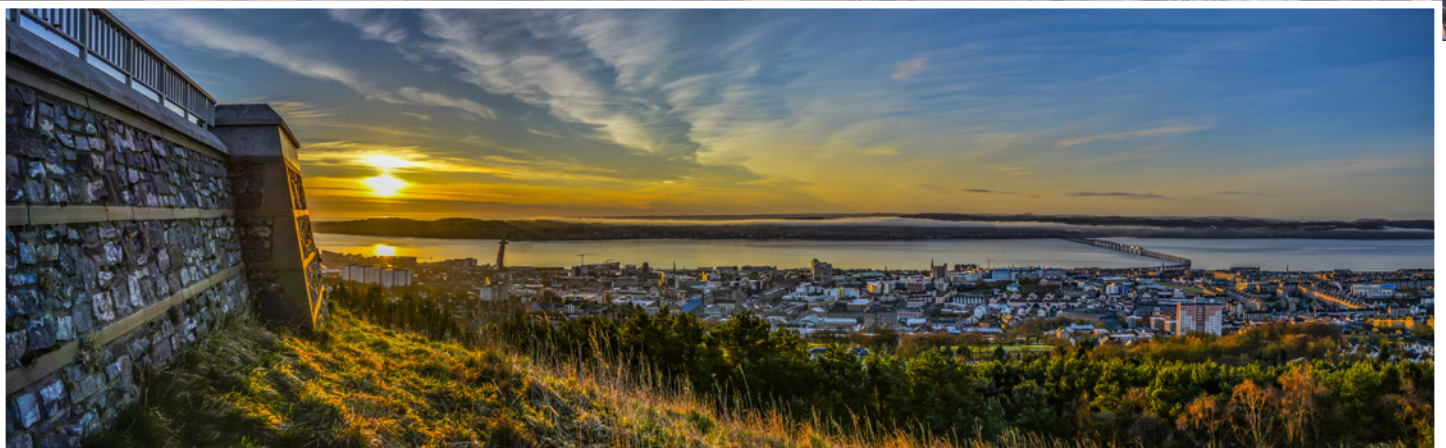
Gross internal floor area (m²): 92m²

EPC Rating: D

To the rear, the substantial garden is fully enclosed and thoughtfully divided into two sections, offering space for play, gardening, or outdoor entertaining.

This is a well-laid-out home with great potential, set in a convenient and well-established neighbourhood close to schools, local amenities, and transport links. Early viewing is recommended.



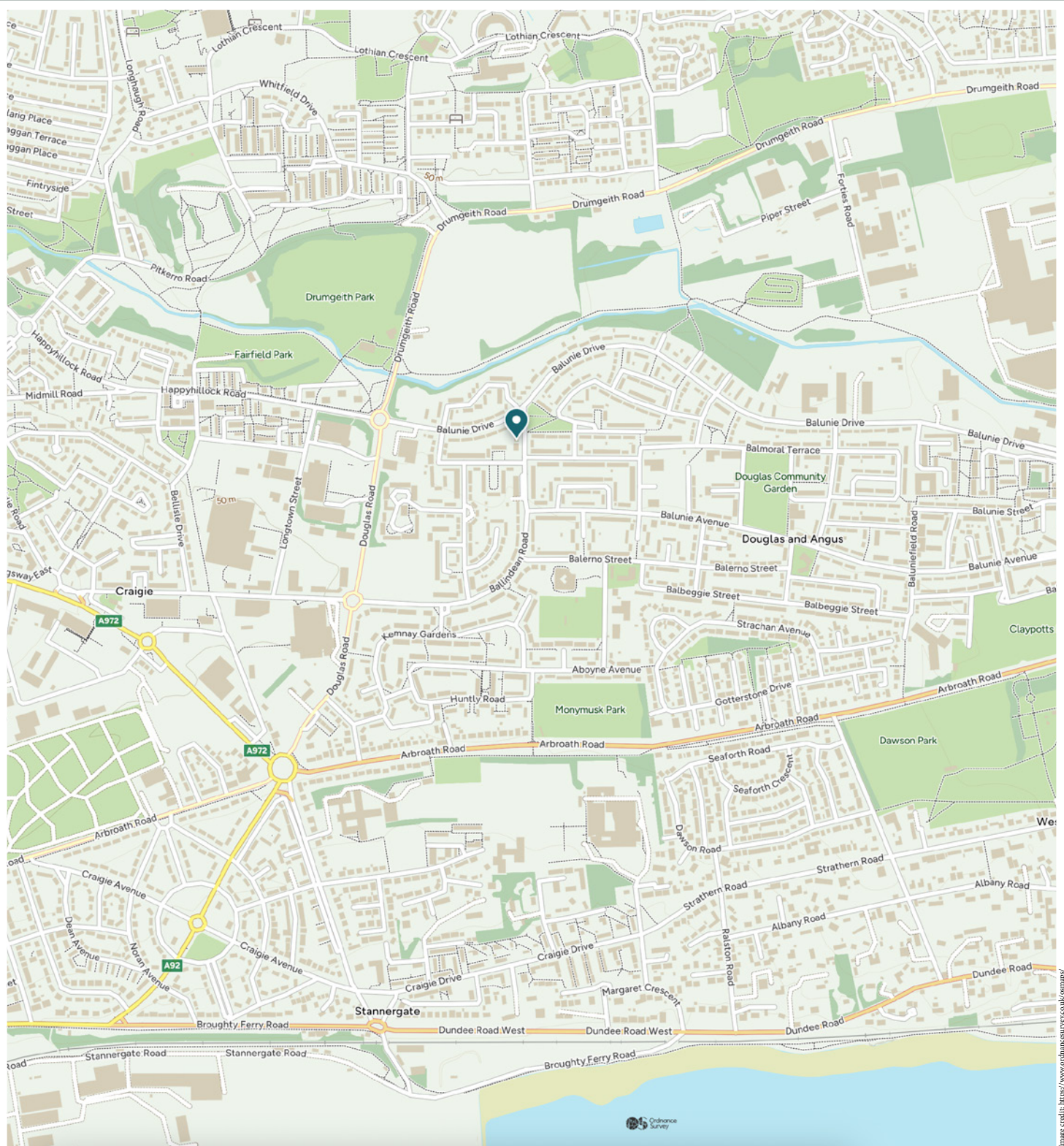


Modern Dundee is known as the 'City of Discovery' – a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city. It is home to the biomedical and 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.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
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