



## **35D Ballindean Road, Dundee, DD4 8NN**



**FIRST FLOOR FLAT**

**FIXED PRICE - £59,950**

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## 35D Ballindean Road...

This first floor two bedroom flat is located in a popular area of the city. Within reasonable distance of local shops, schools, public transport. The property has double glazing, off peak central heating – would benefit from modernisation program including redecoration. An ideal property for first time buyers, buy to let, shared garden grounds to rear. Viewing highly recommended.

**Comprising from front door to hall:** With fitted carpet, one storage radiator, pendant light, walk-in storage cupboard, there is also a storage cupboard on the landing in the close, telephone point, electric meter point and second shelved storage cupboard.

### **Bathroom: 5'8" x 7'9"**

With three piece white suite, rear facing window with opaque glass, extractor fan, electric heated towel rail and fitted carpet.



### **Kitchen/Breakfast Room: 12'2" x 7'**

With base and wall mounted kitchen units, rear facing window, extractor fan, laminate worktops, ceramic tiled splash-backs, stainless steel sink and drainer, plumbing for automatic washing machine. Automatic washing machine, electric cooker and fridge/freezer also included. Shelved storage cupboard, overhead fluorescent light, vinyl floor covering, space for breakfast table and chairs and six power points.



### **Living Room: 12'10" x 15'7"**

Spacious room with windows on two elevations facing side and rear of the property. The room has fitted carpet, wall mounted electric fire, TV point, one storage radiator and eight power points.



# 35D Ballindean Road...

## **Bedroom 1: 12'10" x 10'10"**

Spacious double bedroom with windows on the side and front elevation. The room has fitted carpet, wall mounted panel heater and four power points.



## **Bedroom 2: 10' x 11'**

With front facing window. Walk-in storage cupboard with high shelf with hanging rail. Fitted carpet, wall mounted panel heater and four power points.



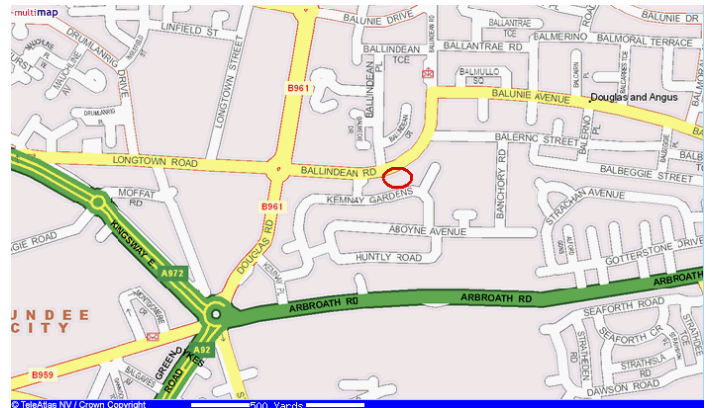
**Externally:** Shared drying green and garden area to rear.

**Features included:** Carpets and floor coverings where fitted; electric cooker; fridge/freezer; automatic washing machine. **Additional Information:** Council Tax Band – **A** ; Utility Supplier – **Scottish Hydro**



1ST FLOOR FLAT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**OWNERS** Clients of Baillies.

**VIEWING** Contact Selling Agents.

\* Presentation of this schedule in no way guarantees the availability of this property. If you are travelling a considerable distance to view, we strongly recommend checking with our office on the day of viewing to confirm that the property is still unsold.

Whilst these particulars have been prepared in good faith they are not warranted and do not form any part of offer to sell. All measurements are approximate. The mention of any appliances and / or services within these sale particulars does not imply that they are in full efficient working order. Ref: /DRR

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