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28 Balbeggie Terrace, Douglas, Dundee, DD4 8RL

Beautifully Presented, Three-Bedroom, Semi-Detached Family Home

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Property Description

Beautifully presented, three-bedroom, semi-detached family home, with particularly generous gardens, and a double driveway. Set on a corner plot with open leafy views to the front, the property is located in the Douglas area, east of Dundee city centre.

Comprises: an entrance hall, living room, dining/kitchen, three flexible double bedrooms, a family bathroom, and a ground floor WC.

Brought to the market in exemplary condition, highlights include a modern fitted kitchen, stylish bathroom suites, and a semi-converted loft offering a flexible playroom and storage space. In addition, there is gas central heating, double glazing, and contemporary flooring and lighting throughout.

Externally, there is a lawn and gravelled landscaping to the front, a double driveway to the side, and a sizeable rear garden which offers a lawn and two large store sheds.

A welcoming entrance hall has easy-clean wood-effect flooring and an under-stair store cupboard and gives access to the lounge, stairway, and to the WC with a two-piece suite. Front-facing, the carpeted living room features a wall-mount TV point with media appliances recess, plain coving and a central light fitting.

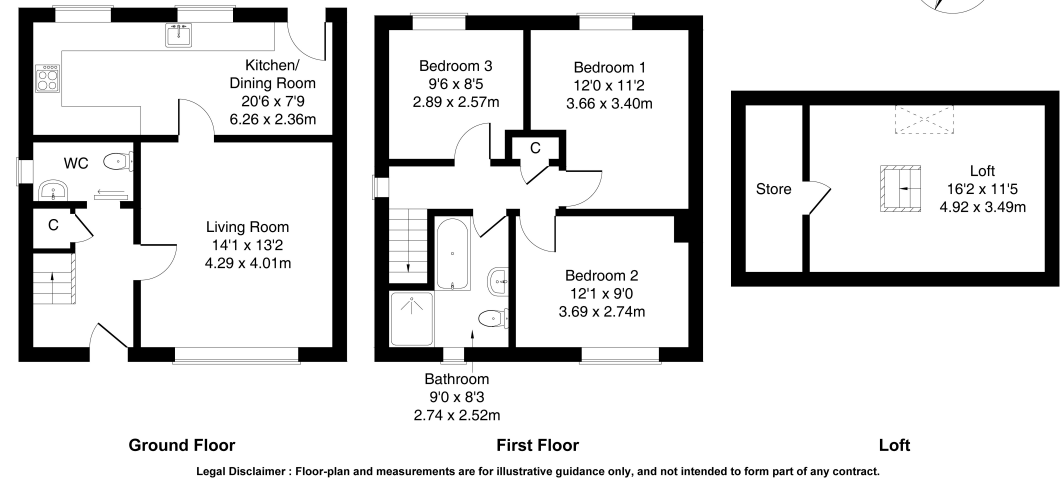
Set off the lounge, the kitchen has space for a dinner table, a door to the garden, wood-effect flooring and recessed spot lighting. It also includes fitted units, wood-effect worktops with a matching upstand, sink with drainer, unit downlighting and LED kickplate lighting, and an integrated double oven and ceramic hob. An American style fridge/freezer is available by negotiation.

On the first floor, three flexible bedrooms all feature carpeted flooring, plain coving, and ample room for bedroom furniture, with the freestanding wardrobes in rear-facing bedroom one available by negotiation. A generous family bathroom has a fitted suite, a separate integrated cubicle with a mains rainfall showerhead, recessed spot lighting and a ladder-style radiator. Accessed from the upper hall, a good-sized loft includes a built-in storeroom and offers flexible usage as a playroom, study, or for storage.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (1141 sq ft - 106 sq m.)



Area Description





Douglas is a largely residential area of Eastern Dundee, set in between Whitfield and the popular coastal suburb of Broughty Ferry. With amenities and schooling available locally in the area, there are also excellent links to Dundee city centre and retail outlets. For outdoor recreation, there is the expansive Claypotts and Dawsons parks, as well as water sports, and scenic walks available nearby along the coast of the River Tay. Dundee itself, known as the City of Discovery, has undergone an ambitious transformation in the past ten years, principally in renovation and revitalisation of the

Waterfront, including the world famous Victoria and Albert Museum and home of Robert Falcon Scott's steamship Discovery. There is a wide range of high-street names, supermarkets, retail centres, cinema and leisure centres, sports facilities and restaurants and hotels, leading cultural venues, Ninewells Hospital, and two universities, colleges, and schooling for all ages. The city has excellent travel facilities including an airport, railway system, and local bus services, with the A90 connecting Dundee to the north and south.





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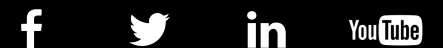
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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