



Balgarthno Place, Dundee, Angus,  
DD2

Offers Over: £105,000

Tenure: Freehold



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**Balgarthno Place, Dundee, Angus, DD2**  
**Offers Over: £105,000 Tenure: Freehold**

Council Tax Band: A  
EPC Rating: C  
Local Authority: Dundee City Council, Dundee

Other important information which you will need to know about this property can be found at [your-move.co.uk](http://your-move.co.uk)

Brought to market in move in condition this wonderful semi detached villa is perfect for families, first time buyers and those looking for an ideal investment opportunity.

**Description**

This attractive semi detached villa boasts generous rear gardens and will make an ideal family home.

The property is brought to market in move in condition and offers a comfortable and cosy living space for those seeking a modern and practical home with the accommodation comprising:- bright and spacious open plan twin aspect lounge diner, modern fitted kitchen featuring a range of integrated appliances, family bathroom boasting a lovely modern finish, and two good sized double bedrooms. The property benefits from double glazing and gas central heating. Externally there are good sized private gardens to the rear with ample on street parking available nearby.

**Hallway**

Stairs to first floor. Doorways to lounge and kitchen. Tiled Floor.

**Living Room**

20'3" x 10'2" (6.17m x 3.1m)  
Double glazed windows to front and rear.  
Radiator.

**Kitchen**

11'2" x 6'7" (3.4m x 2m)  
Modern fitted kitchen with worksurfaces with stainless steel sink and drainer inset. Electric hob with stainless steel hood, oven. Integrated fridge/freezer. Plumbing for washing machine. Door and double glazed window to back garden. Tiled floor.

**Landing**

Doors to first floor rooms. Loft hatch. Double glazed window to side.

**Bedroom 1**

14'1" x 10'2" (4.3m x 3.1m)  
Two double glazed windows to front. Radiator.  
Cupboard over stairs.

**Bedroom 2**

10'11" x 9'10" (3.33m x 3m)  
Double glazed window to rear. Radiator.

**Bathroom**

6'7" x 5'9" (2m x 1.75m)  
Bath with shower over, sink with fitted units below, low-level W.C.. Frosted double glazed window to rear.

**Rear Garden**

Side access from the front of the property. Steps up to stone-chipped path, lawn, shed.

**Location**

Balgarthno Place is a pleasant cul-de-sac situated in the popular Charleston area to the north of the city. The property is ideally placed for easy access to a wealth of local amenities including shops, supermarkets, primary and secondary schools. The area is well served by regular public transport and the main commuter road links are within easy reach.

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All Measurements  
All Measurements are Approximate.

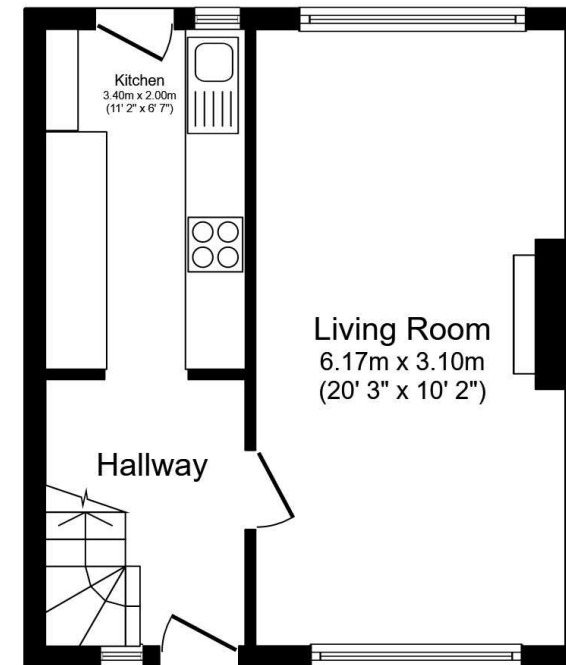
Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative

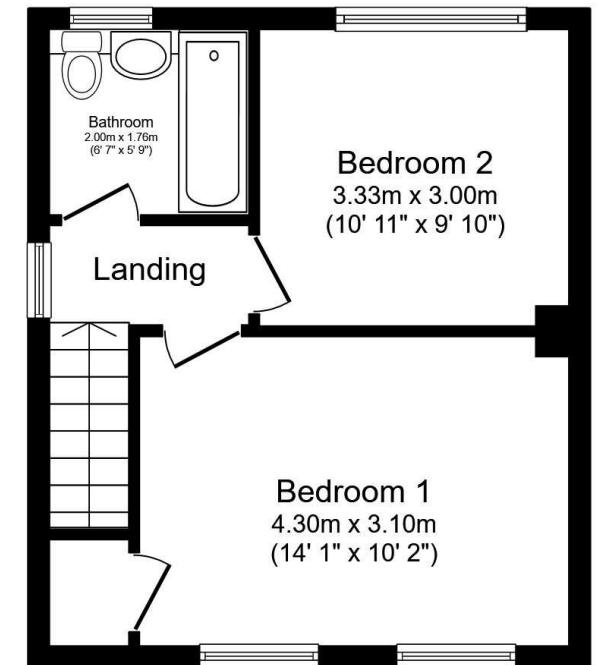
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For full EPC please contact the branch.



**Ground Floor**



**First Floor**

Total floor area 64.2 m<sup>2</sup> (691 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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