



# Shepherds

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**15 BALUNIE GARDENS  
DUNDEE  
DD4 8SS  
(END TERRACE VILLA)**



**Fixed Price £79,000**

## Accommodation

Entrance hallway  
Large lounge  
Kitchen  
2 Bedrooms  
Shower room

Parking to front  
Enclosed rear garden  
Double glazing  
Gas central heating

Viewing by appointment through Shepherds 01382 322781 or 07766 832925

HOME REPORT AVAILABLE: <http://homereport.g-s.co.uk> reference – 2011 04 0106  
Enquirers will require to register/login to the above website to obtain the Home Report.

Pleasantly situated at the end of a short cul-de-sac this excellent two bedroom semi detached villa offers good accommodation in a quiet neighbourhood of similar property. Viewing is recommended.

## Specification

Half glazed front door with side window panel leading to hallway.

Hallway. With understair storage meters and coat hooks. Alarm control. Radiator.

Lounge 19'5" x 11'1" (at widest)

A large lounge with double glazed windows both to front and rear of the property. The windows are fitted with vertical blinds. Feature coal effect electric fire on plinth. Pine lined wall. Two radiators. Carpet.

Kitchen 11'4" x 8'2"

With half glazed back door to rear garden with side window (double glazed). The kitchen is equipped with stainless steel sink with mixer tap and side drainer, a range of floor and wall units with space for cooker and space for washing machine. Extractor fitted at cooker space. Laminate flooring. The back door leads to the enclosed back garden.

## Up stairs

Front bedroom 14'7" x 9'7"

A good sized double bedroom with window to front (double glazed). Fitted with vertical blind. Cupboard housing central heating boiler. Radiator.

Rear bedroom 11'3" x 9'7"

Double glazed window to rear with vertical blind. Radiator.

## Shower room

Large shower cabinet. Two piece white suite. Frosted glass window. Wet wall type finish at shower cubicle.

## Outside

Off street parking to front with twin paving slabs for a car and chip stones.

## Rear garden

Quite private and enclosed and mainly paved with chip stones, traditional clothes poles. Wooden shed.

