

36 Balgavies Avenue

DUNDEE, DD4 7QL



*EXQUISITE 3-BEDROOM
SEMI-DETACHED FAMILY HOME*



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Nestled in the heart of Dundee, this exquisite 3-bedroom semi-detached villa epitomises the essence of a perfect family home. As you step through the front door, you're welcomed into a warm and inviting entrance hall, leading you to a staircase guiding you to the first floor.

The spacious living room unfolds, offering a perfect setting for family gatherings, complemented by a modern kitchen seamlessly integrated behind. The convenience of direct access to the rear garden adds a delightful touch, providing a seamless indoor-outdoor living experience. The meticulously designed downstairs features a contemporary three-piece bathroom, ensuring both style and functionality.

The Property



Venturing upstairs, three generously sized rooms await, each exuding comfort and versatility. The thoughtful inclusion of built-in cupboards enhances the practicality of these spaces, while loft access adds an element of expansion possibilities. The property boasts the modern comforts of gas central heating and uPVC double glazing, contributing to energy efficiency and a cosy ambiance.





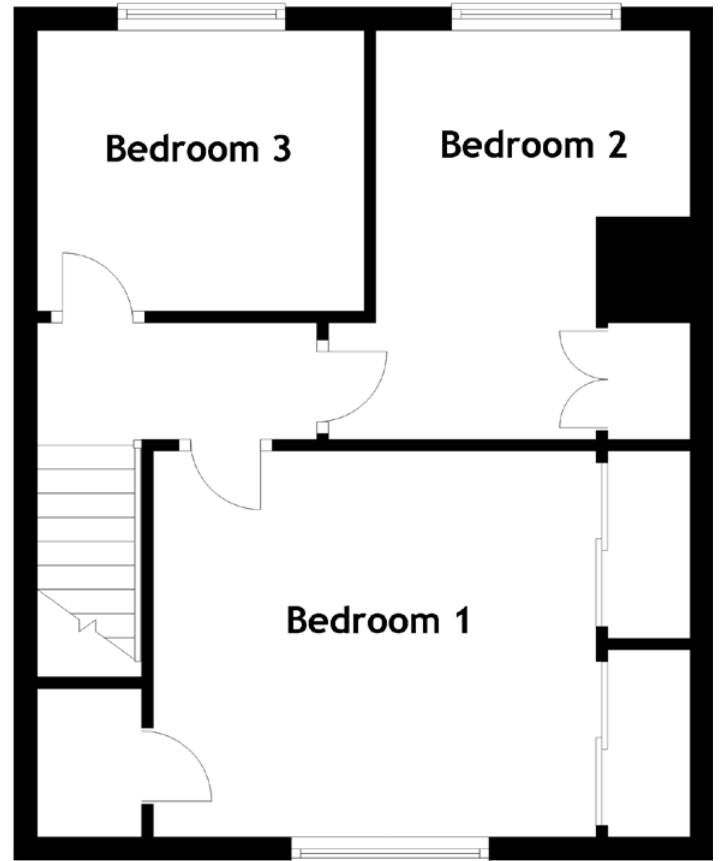
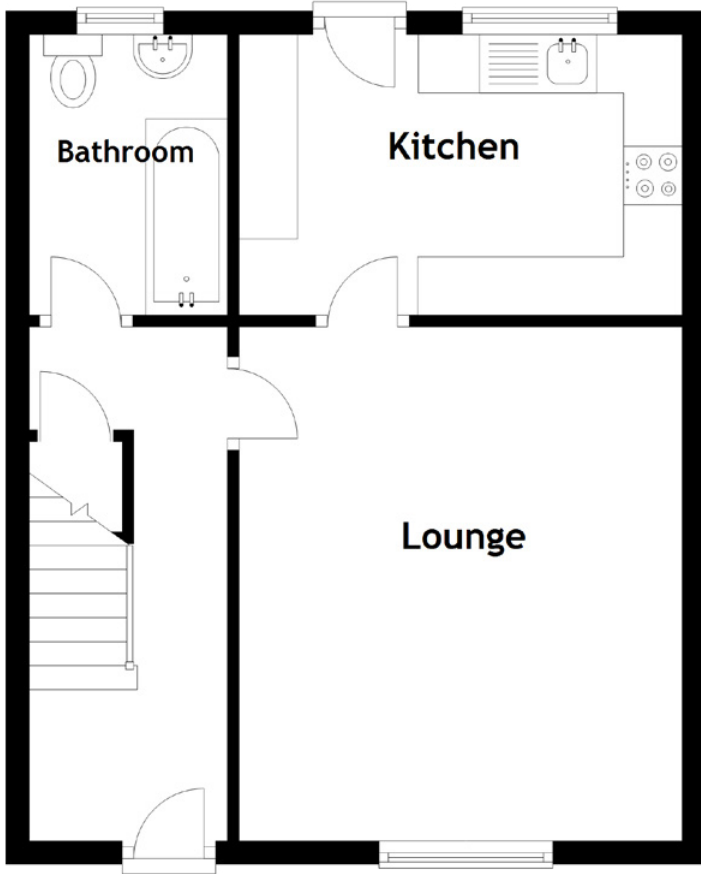
Bedroom 1





Bedroom 2





Approximate Dimensions

(Taken from the widest point)

Lounge	4.40m (14'5") x 3.80m (12'5")
Kitchen	3.80m (12'5") x 2.40m (7'11")
Bedroom 1	3.80m (12'5") x 3.30m (10'10")
Bedroom 2	3.50m (11'6") x 3.10m (10'2")
Bedroom 3	2.80m (9'2") x 2.40m (7'11")
Bathroom	2.40m (7'11") x 1.70m (5'7")

Gross internal floor area (m²): 86m²

EPC Rating: E

Outside, the villa is surrounded by a driveway, side, front, and rear gardens, offering ample space for recreation and relaxation. This beautifully presented property isn't just a house; it's an ideal family haven. Positioned conveniently near shops, schools, and amenities, this home seamlessly combines style, functionality, and an excellent location, making it the perfect choice for a growing family seeking a harmonious blend of comfort and convenience.





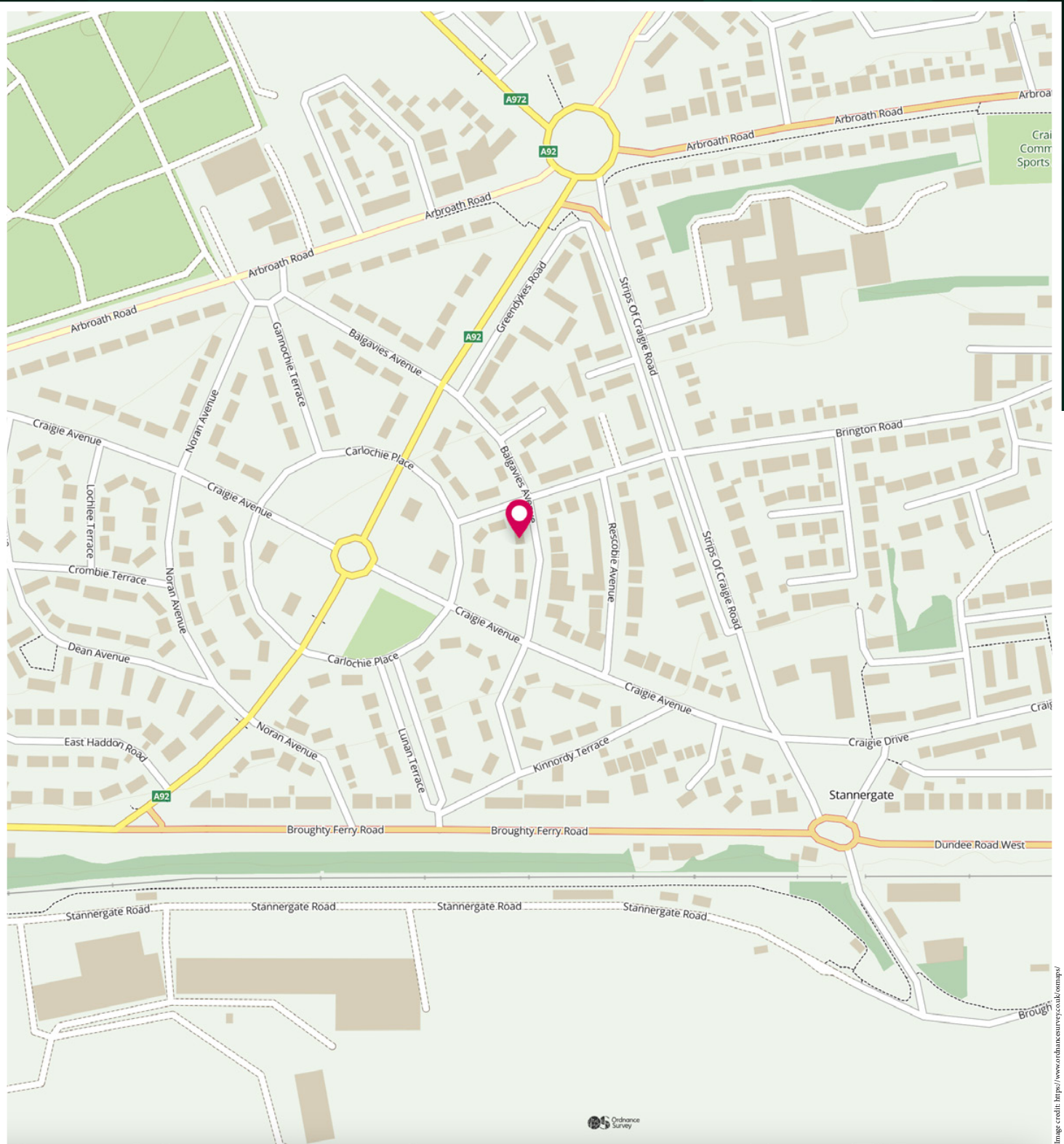
Modern Dundee is known as the 'City of Discovery' – a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city.

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



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.