

Simple Approach



Estate Agents



**35 Balunie Crescent, Dundee**  
**DD4 8PX**

**Offers over £85,995**



Located in Dundee's popular Douglas area, this two-bedroom semi-detached home on Balunie Crescent offers a fantastic opportunity for first-time buyers, small families, or those looking to downsize. The property features a bright and spacious living room, a good sized kitchen with ample storage, two generously sized bedrooms, and a shower room. Practical attributes include gas central heating, double glazing and a private driveway. Externally, the house benefits from a private front garden, and an enclosed rear garden. Conveniently located close to local amenities, schools, public transport links, and with easy access to the A92, this home combines comfort with practicality in a sought-after location.

**Lounge**

20'0" x 9'8" (6.10 x 2.96 )

**Kitchen**

10'1" x 8'11" (3.08 x 2.74 )

**Bedroom One**

12'8" x 9'5" (3.88 x 2.89 )

**Bedroom Two**

10'2" x 11'0" (3.11 x 3.36)

**Shower Room**

6'4" x 5'5" (1.95 x 1.66 )



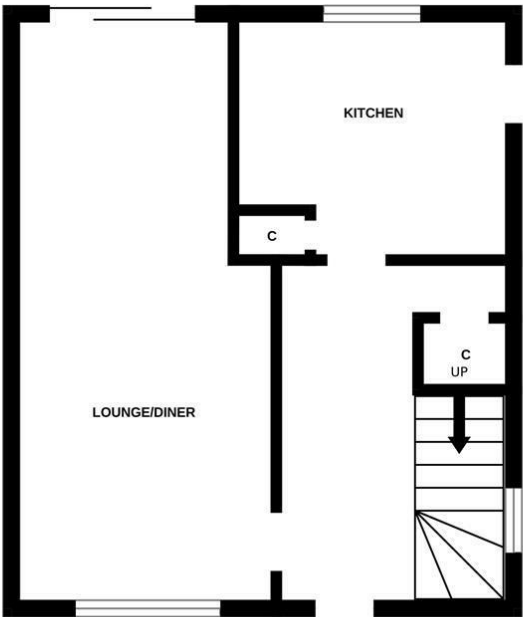


- Semi Detached House In Nee Of Upgrading
- Good Sized Kitchen
- Private Rear Garden
- Two Bedrooms
- Sought After Location
- Private Driveway
- Bright & Spacious Lounge
- Ideal For First Time Buyers

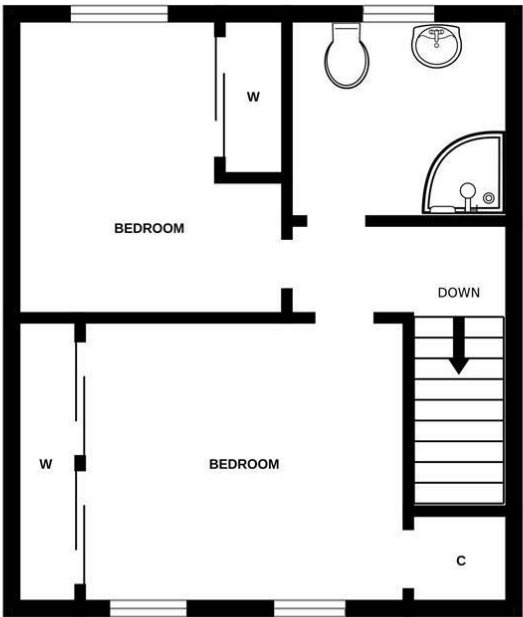




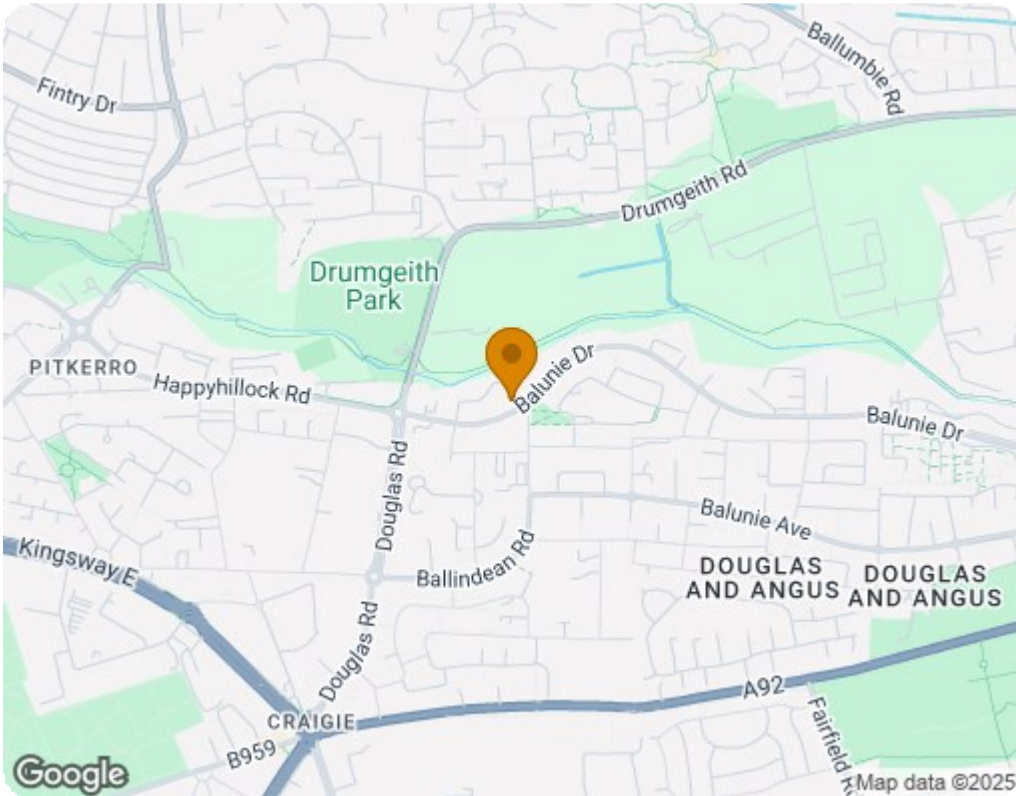
GROUND FLOOR




1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>67</b>	<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b> EU Directive 2002/91/EC 		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>	<b>64</b>	<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b> EU Directive 2002/91/EC 