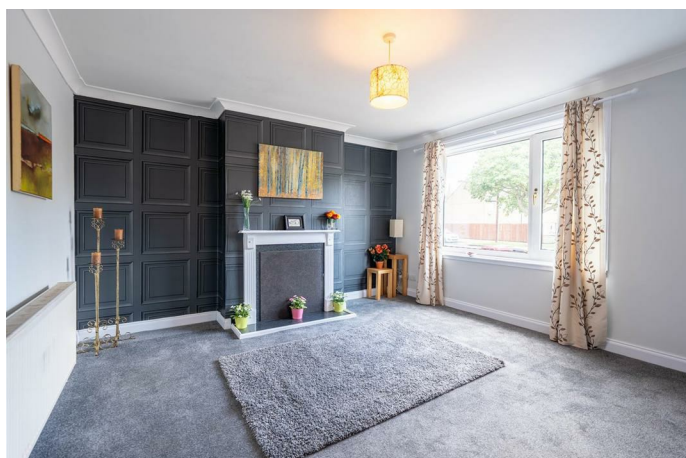


Simple Approach



**137 Balunie Drive, Dundee**  
**DD4 8RU**

**Offers over £129,995**



This well-presented three-bedroom, mid-terraced house on Balunie Drive, Dundee, offers spacious and comfortable accommodation ideal for families, first-time buyers, or buy-to-let investors. Set in a popular residential area with convenient access to local schools, shops, and public transport links, the property boasts a private driveway to the front, providing off-street parking, and a private rear garden. Internally, the home is decorated in a modern, neutral style and comprises a bright lounge with generous living space, a well-appointed kitchen with ample storage and worktop space, and three good-sized bedrooms that can easily accommodate a range of furniture. The family bathroom completes this lovely home. Further benefits include efficient gas central heating, double glazing throughout, and excellent natural light in every room. The property is in walk-in condition and offers a great balance of indoor comfort and private outdoor space in a well-connected location.

### Lounge

13'1" x 13'11" (4.00 x 4.25 )

### Kitchen

7'8" x 14'0" (2.34 x 4.28 )

### Family Bathroom

6'3" x 5'7" (1.93 x 1.72 )

### Bedroom One

17'5" x 9'0" (5.32 x 2.76 )

### Bedroom Two

11'11" x 9'5" (3.65 x 2.88 )

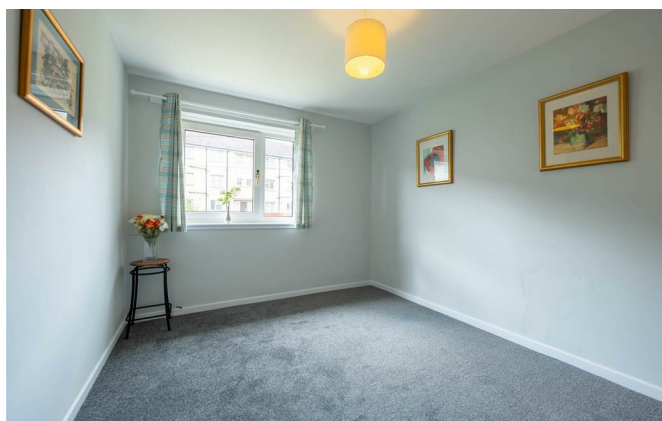
### Bedroom Three

8'7" x 11'1" (2.62 x 3.40)



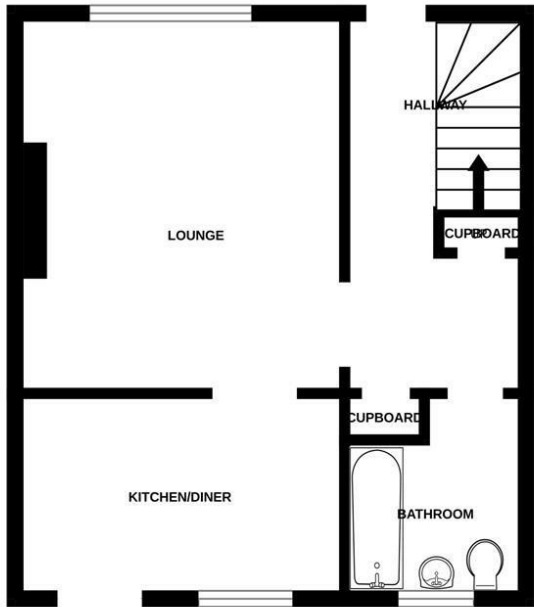


- Mid-Terraced House
- Bright & Spacious Lounge
- Private Rear Garden
- Ideal For Families, First Time Buyers Or Investors
- Three Bedrooms
- Sizeable Kitchen
- Gas Central Heating
- Private Driveway
- Highly Sought After Location
- Full Double Glazing

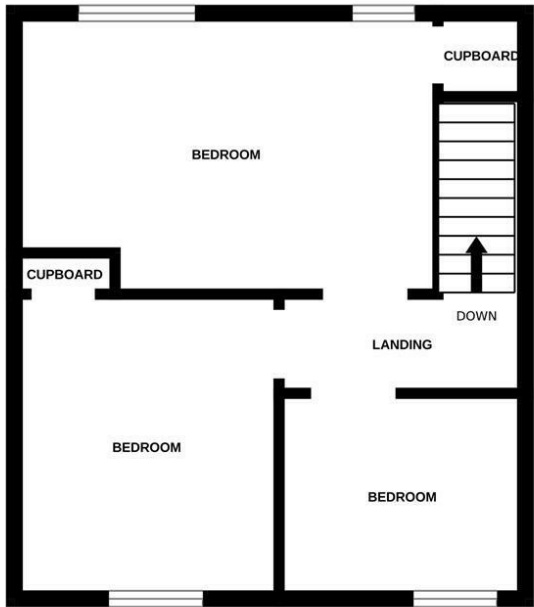




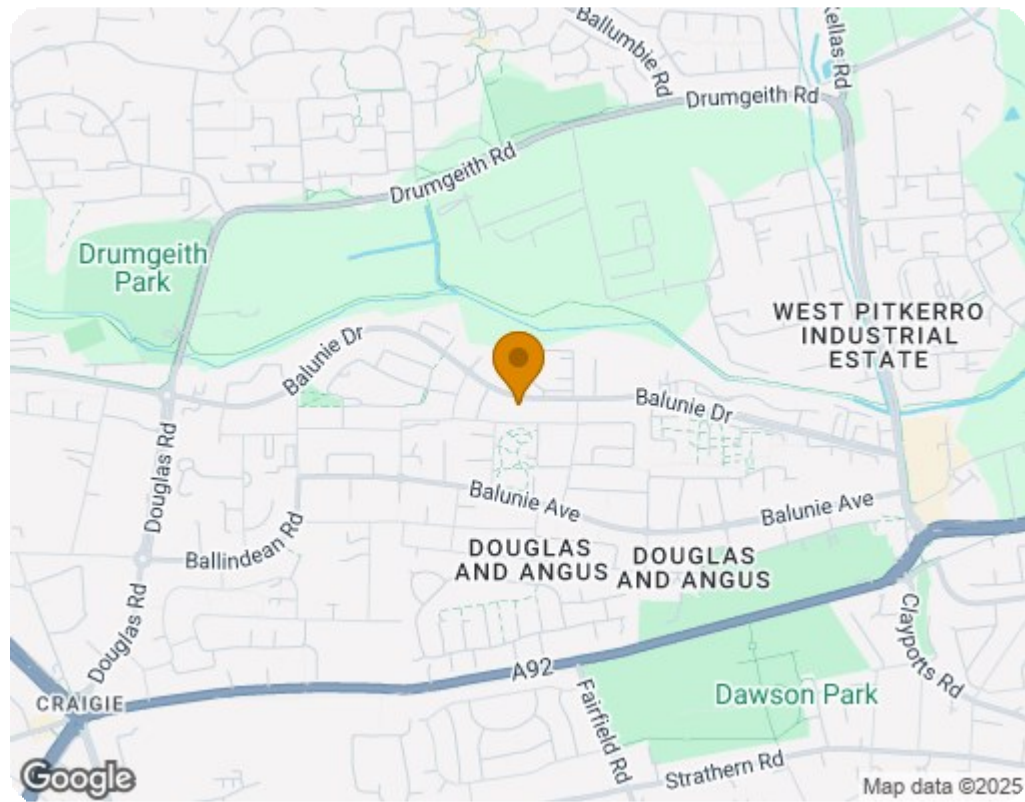
GROUND FLOOR



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>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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		
EU Directive 2002/91/EC		
Scotland		