



HARMONY HOMES
ESTATE AGENCY



47 Balgillo Road, Dundee, DD5 3LY

Offers over £260,000





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Nestled on the charming Balgillo Road in the sought-after area of Broughty Ferry, Dundee, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. Built in 1964, the property boasts a generous 1,097 square feet of living space, thoughtfully designed to cater to modern living.

Upon entering, you are welcomed into a spacious reception room, bathed in natural light thanks to its large windows. The heart of the home is the expansive kitchen-dining area, which offers ample cupboard space and convenient access to the rear garden through patio doors. This outdoor space is a true gem, featuring a sun-drenched enclosed garden with two patio areas, perfect for enjoying the outdoors.

The property comprises three well-proportioned bedrooms, including a convenient downstairs bedroom, ideal for guests or those seeking single-level living. The family bathroom is also located on the ground floor, while upstairs, two bright double bedrooms provide a peaceful retreat, complemented by a separate W/C.

Set back from the road, the house is surrounded by a large front garden and benefits from a long driveway, ensuring ample parking for residents and visitors. The location is particularly appealing for families, with Forthill Primary School and Grove Academy nearby, both part of a supportive learning community.

Broughty Ferry is renowned for its excellent local amenities, transport links, and proximity to parks and the beach, making this property an ideal choice for those looking to embrace a vibrant coastal lifestyle. With its combination of comfort, convenience, and community, this home on Balgillo Road is not to be missed.





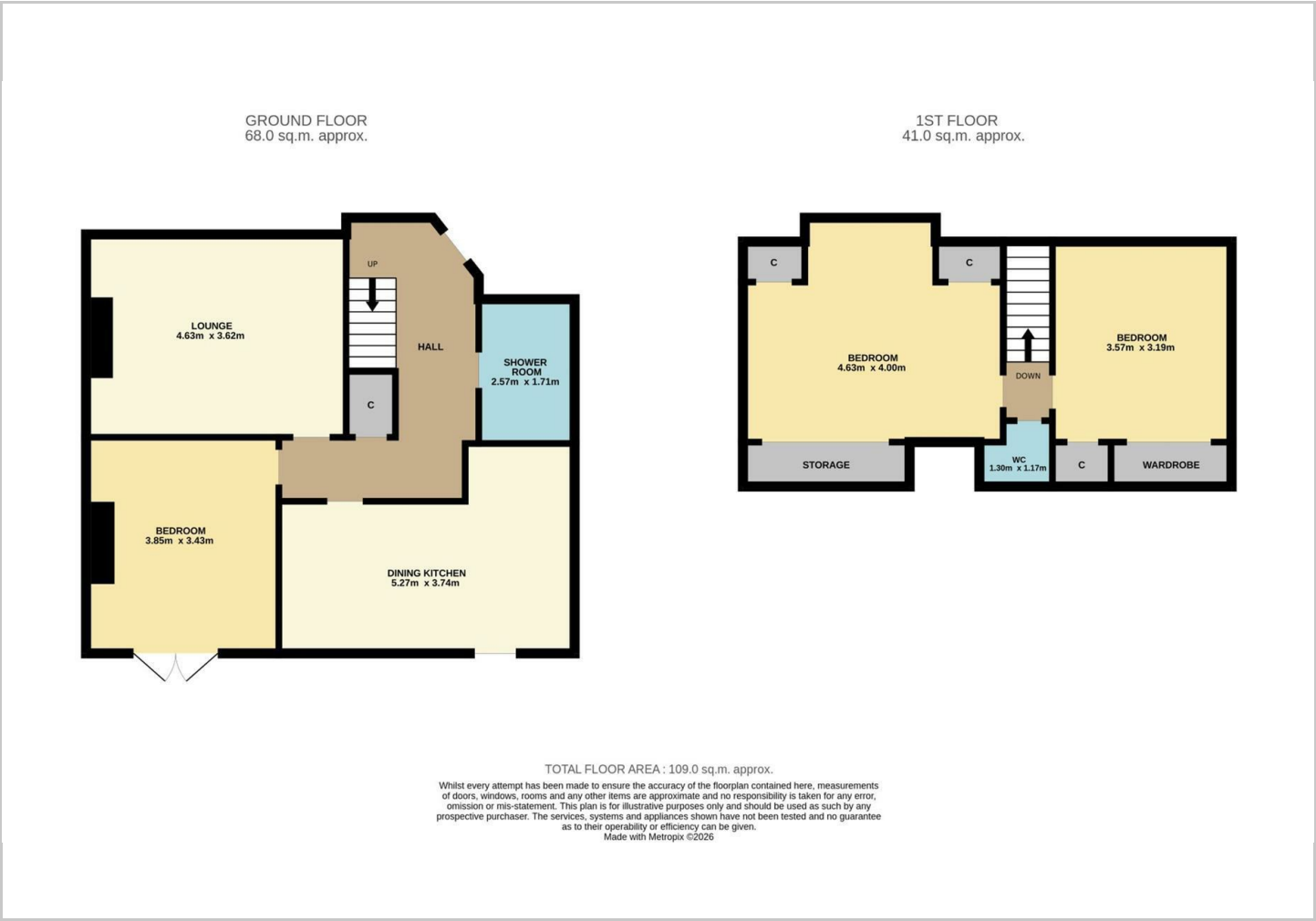
Directions



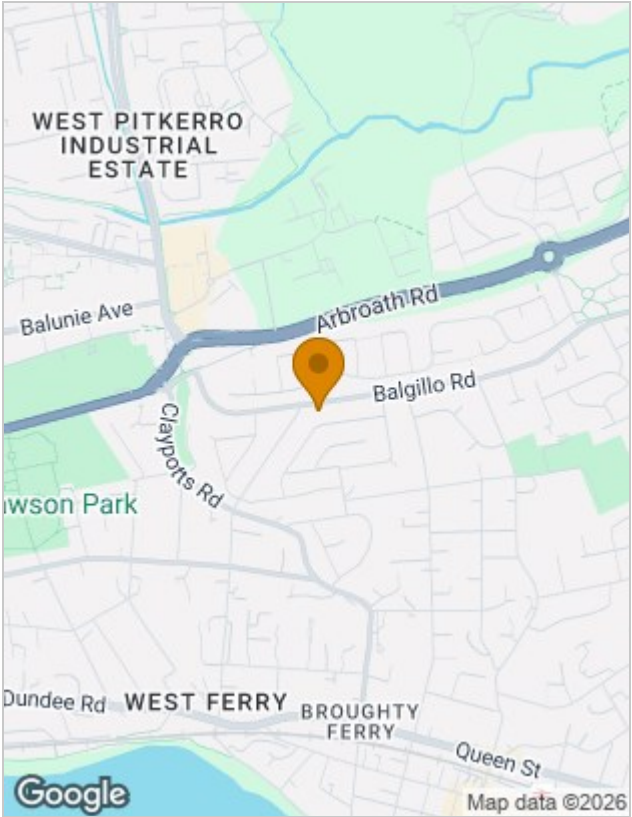


Staged Image

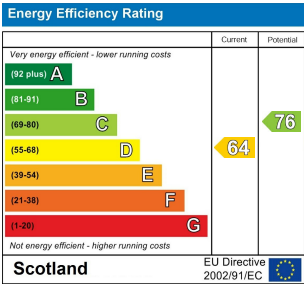
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.