

Simple Approach



**4 Balbeggie Place, Dundee
DD4 8RD**

Offers over £148,950

Simple Approach are delighted to welcome this well-presented semi-detached home on Balbeggie Place, Dundee to the residential sales market. Offering bright, spacious and versatile accommodation throughout, this fantastic property is ideally suited to first-time buyers, growing families and those looking for a home in move-in condition.

The ground floor comprises a welcoming and generously proportioned lounge, filled with natural light, creating the perfect space to relax and entertain. The good-sized kitchen offers ample worktop and storage space, with plenty of room for dining, making it an ideal hub for everyday family life. Completing the accommodation is a stylish bathroom fitted with a shower over the bath.

Upstairs, the property enjoys three generous bedrooms. The third bedroom has been thoughtfully divided with a partition wall, creating a versatile space that could be utilised as a dressing room, walk-in wardrobe, home office or easily reinstated to its original layout if preferred.

Practical benefits include gas central heating and double glazing throughout, ensuring warmth, comfort and energy efficiency all year round.

Externally, the property continues to impress with a private rear garden, providing an excellent outdoor space for relaxing, entertaining or family enjoyment. A large private driveway offers off-street parking for multiple vehicles, while a detached garage to the rear provides excellent additional storage or secure parking.

Situated within a popular residential area of Dundee, Balbeggie Place offers convenient access to local shops, schools, transport links and a wide range of nearby amenities, making this a superb opportunity to purchase a spacious and versatile family home in a sought-after location.

Lounge

16'2" x 12'11" (4.95 x 3.94)

Kitchen

8'8" x 13'10" (2.66 x 4.22)

Bathroom

6'5" x 5'7" (1.98 x 1.72)

Bedroom One

8'7" x 12'7" (2.64 x 3.85)

Bedroom Two

10'0" x 8'10" (3.06 x 2.71)

Bedroom Three / Dressing Room Included

17'6" x 7'5" (5.34 x 2.27)

Bedroom Three (Area 1)

8'11" x 7'4" (2.73 x 2.26)

Bedroom Three (Area 2)

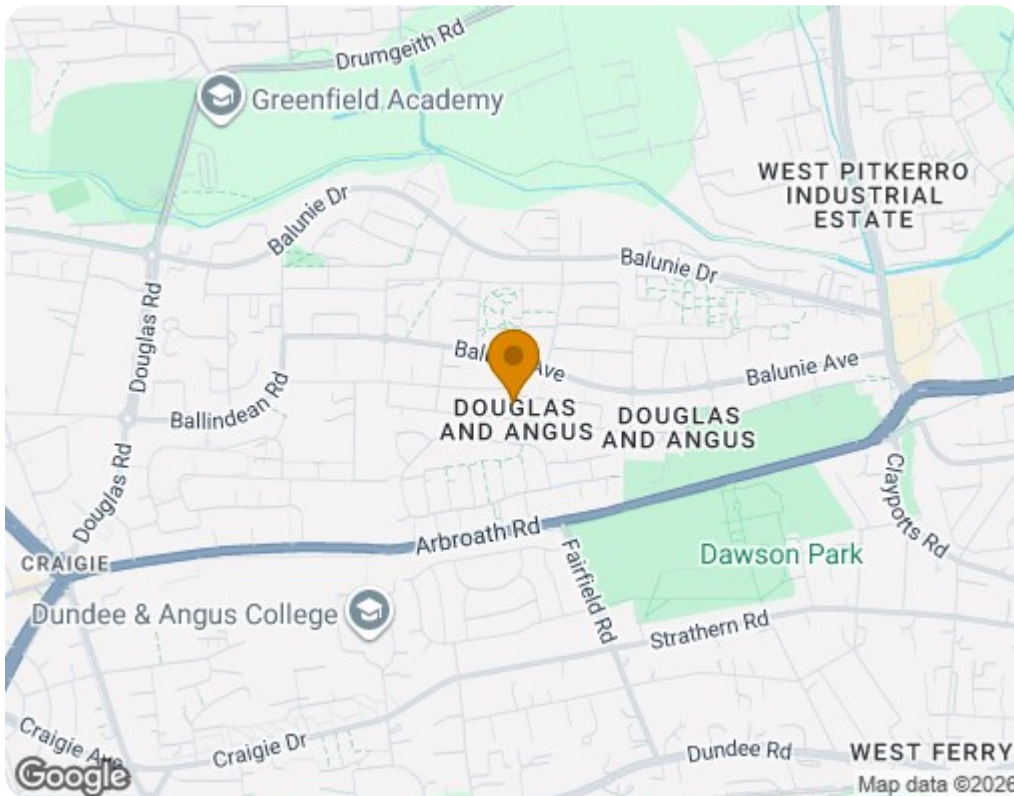
8'3" x 7'5" (2.54 x 2.27)





- Semi Detached House
- Bright & Spacious Lounge
- Gas Central Heating
- Three Bedrooms
- Private Rear Garden
- Full Double Glazing
- Very Well Presented Throughout
- Large Private Driveway & Detached Garage





| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | 65 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Scotland | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 47 | 51 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| Scotland | | EU Directive 2002/91/EC |