

Buy your next home with Next Home

Leading Perthshire Estate Agency

35 Balgarthno Road, Dundee, DD2 4QL

Offers Over £95,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

35 Balgarthno Road, Dundee, DD2 4QL

Many thanks for your interest in
35 Balgarthno Road, Dundee, DD2 4QL.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first-time buyer we have incentives to help get you onto the property ladder our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renown in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01764 42 43 44.

If you would like to be kept informed of other great properties like this one, please register on our hot buyers list, where we will email you of new property listings and property open days.

About the area

The property is situated within a popular residential area in the City of Dundee. It is within close proximity of the city centre which offers a range of excellent local amenities including shops, restaurants, pubs, recreational facilities and bus and train stations. There are also Primary and Secondary schools close by.



Property summary

Next Home are delighted to bring to the market this 2 bedroom mid-terraced villa situated in the popular area of Dundee.

The property would make an ideal home for a first time buyer with spacious accommodation comprising: Entrance hall, spacious lounge/dining room with space for a variety of free standing furniture, galley style kitchen, 2 double bedrooms and a modern shower room.

To the front there is a private garden which is laid to lawn and to the rear there is a communal drying green.

Gas central heating and double glazing throughout.



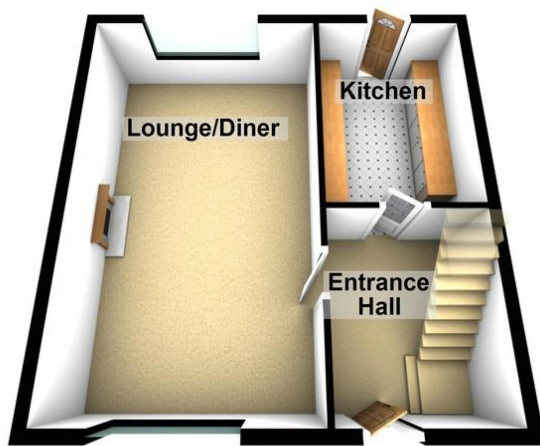
Key property features

- ✓ 2 double bedrooms
- ✓ Chain free
- ✓ Ideal for first time buyers
- ✓ Ideal for a buy to let
- ✓ Close to local amenities
- ✓ Spacious rooms throughout
- ✓ Ideal for the commuter
- ✓ Communal drying green

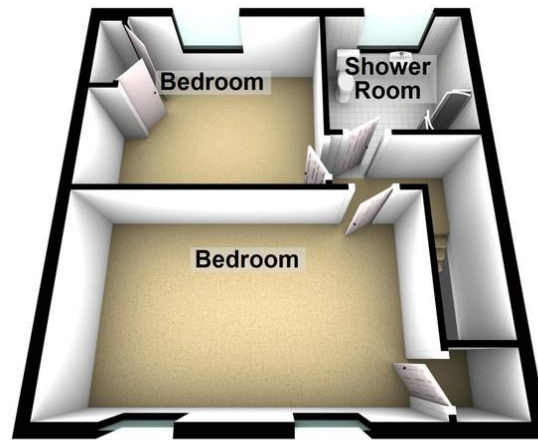


Floorplans

Ground Floor



First Floor





Property Room Sizes

ENTRANCE HALL

LOUNGE/DINER 19' 8" X 10' 2" (5.99M X 3.1M)

KITCHEN 10' 9" X 5' 8" (3.28M X 1.73M)

BEDROOM 13' 8" X 10' 2" (4.17M X 3.1M)

BEDROOM 10' 8" X 9' 5" (3.25M X 2.87M)

SHOWER ROOM 5' 8" X 5' 8" (1.73M X 1.73M)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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47a Atholl Road, Pitlochry 01796 54 80 14

1a James Square, Crieff 01764 65 00 44

211 High Street, Auchterarder 01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit: www.nexthomeonline.co.uk

*The only Perthshire estate agent **available 7 days until 9pm***

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