



5J Balgay Road,
Dundee DD2 2BH

Offers Over £169,950

- Security Entrance
- Lift
- Hall
- Lounge/Kitchen
- Shower Room
- 3 Double Bedrooms
- Electric Heating
- Double Glazed
- Smoke & Heat Detectors
- HMO Licence



Attractive second floor apartment pleasantly located in a prime west end location, near universities and a short distance to Ninewells. The flat is accessed via a security intercom system leading to a well maintained hall and stairway with lift facilities. Access is via a timber door leading into a hall with useful storage cupboards. Spacious Lounge with southerly views towards the River Tay. Open off the Lounge, divided by a breakfast bar is a modern fitted Kitchen with a wide range of wall and base units finished in white gloss door fronts with contrasting oak worktops complete with integrated appliances. The shower room has a vanity unit incorporating wash hand basin, WC and a shower enclosure complete with main shower and finished in wet wall in the shower area. Three double bedrooms all with built in wardrobes. The property benefits from security entry system, electric heating, double glazing, smoke and heat detectors and is being sold with all carpets, integral appliances which include hob, oven stainless steel extractor canopy, fridge freezer, dishwasher and washing machine included into the sale. No warranty given on the fridge/freezer, washing machine and dishwasher and the property currently benefits from HMO Licence. EPC B

Lounge/Kitchen	22'10 x 10'9	(6.96m x 3.28m)
Shower Room	9'4 x 5'5	(2.84m x 1.65m)
Bedroom 1	15'1 x 9'0	(4.60m x 2.74m)
Bedroom 2	15'2 x 9'0	(4.62m x 2.74m)
Bedroom 3	12'0 x 10'1	(3.66m x 3.07m)

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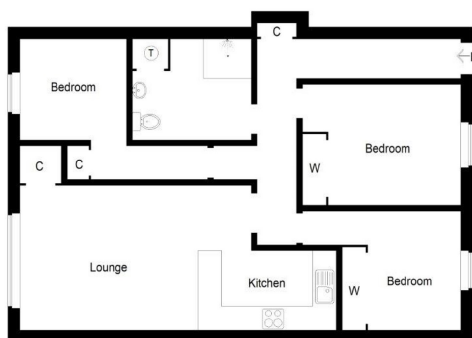


Illustration for identification purposes only, measurements are approximate, not to scale.
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