



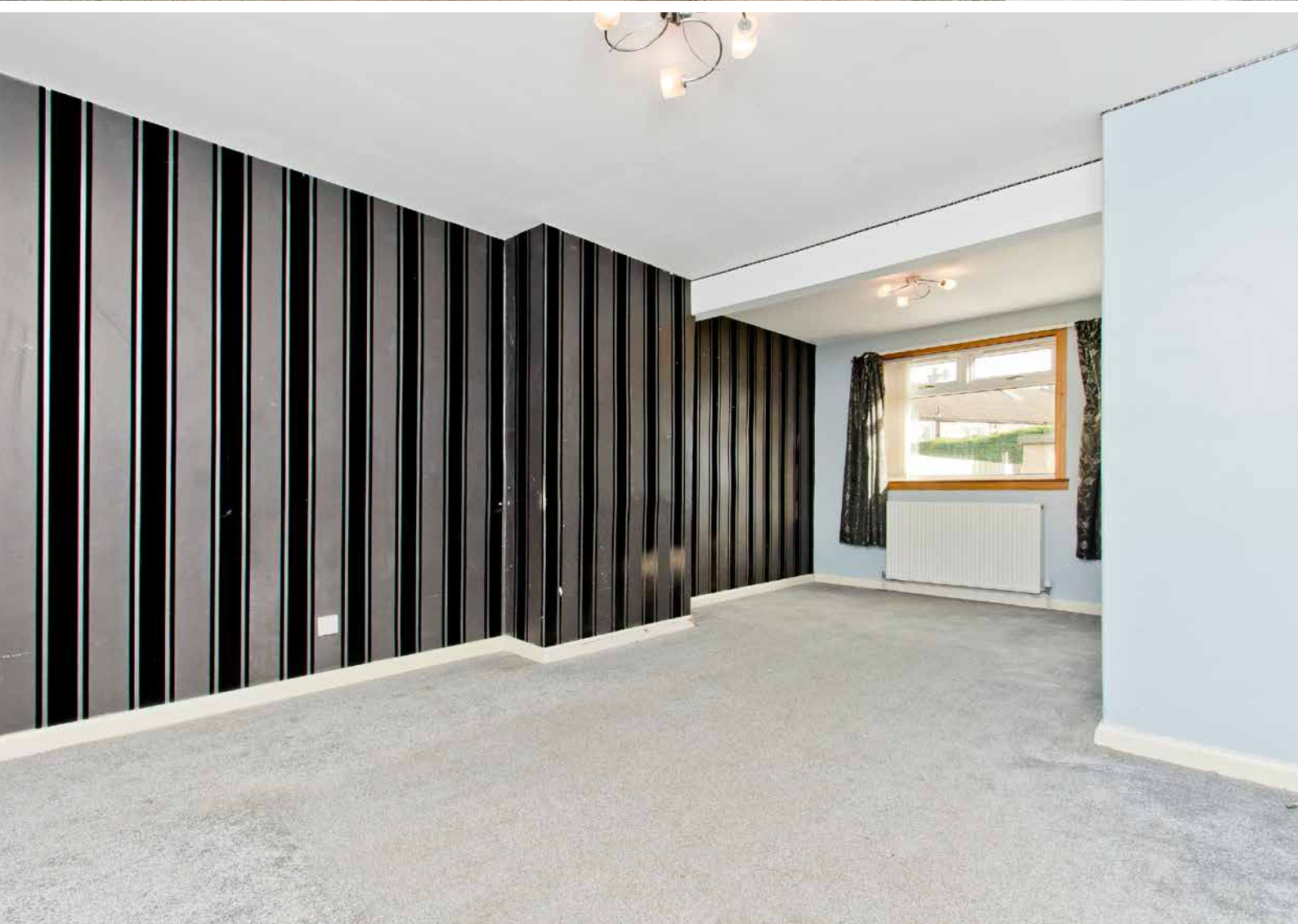
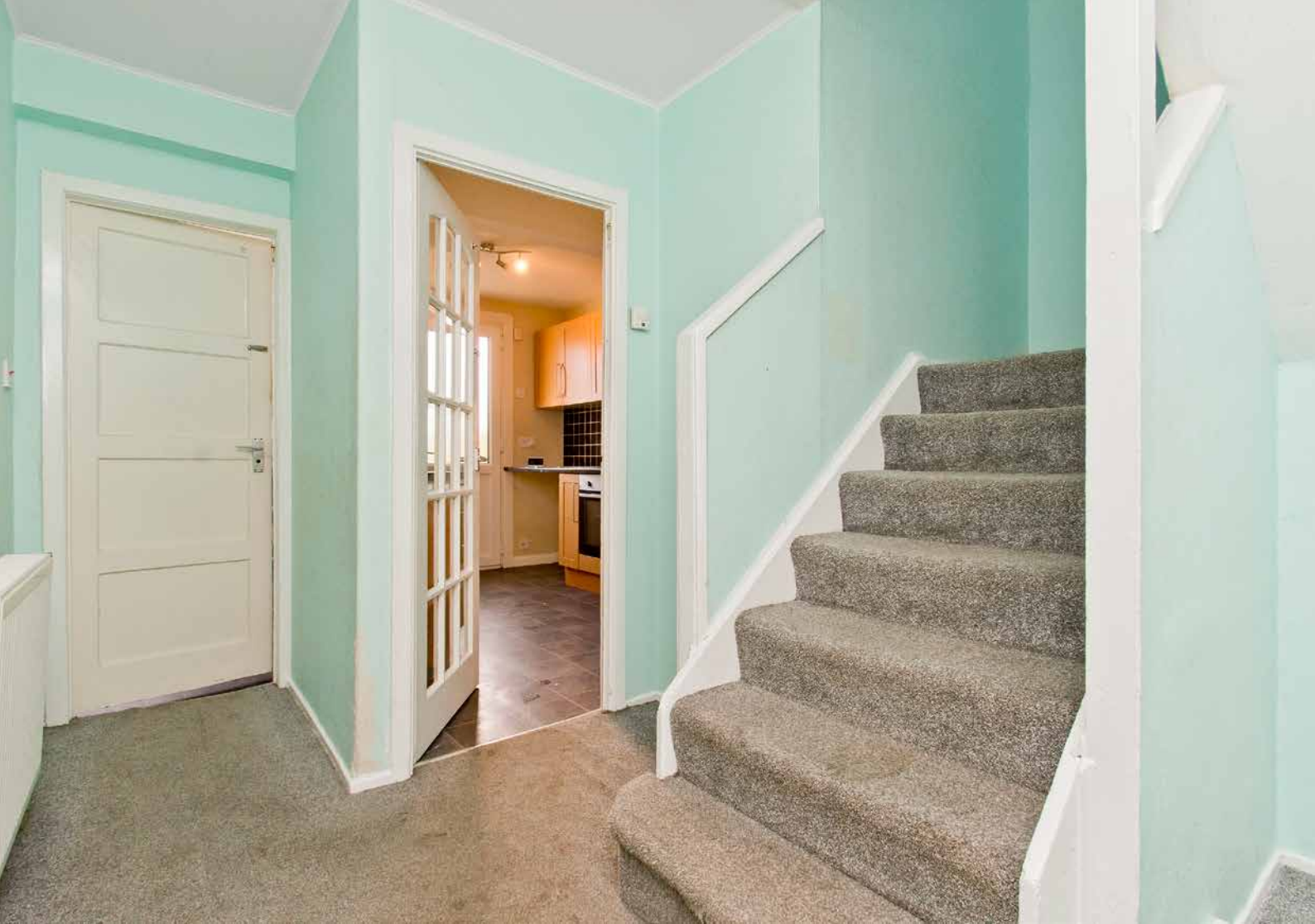
# 19 BALLANTRAE PLACE

Dundee, DD4 8PL



This three-bedroom mid-terrace house in Dundee offers bright and spacious accommodation and a convenient setting, located near amenities, schooling, and public transport links. With a private driveway and a fully-enclosed garden, it represents an ideal residence for families and city professionals. The property's interiors would benefit from a cosmetic upgrade, giving new buyers the exciting opportunity to bring their own style to the fore.







Stepping into the property, you are greeted by an entrance hall with built-in storage. On the left is the living/dining room, which spans the depth of the home to provide a spacious footprint for comfortable lounge furniture and a table and chairs.

This reception area also enjoys dual-aspect windows to the east and west, bringing lots of natural light into the space throughout the day. In the kitchen, a galley-style design incorporates base and wall-mounted cabinets and plenty of worksurface space. It has a popular colour scheme, and has additional built-in storage and garden access. The bathroom is conveniently located between the living area and kitchen. It is equipped with a three-piece suite and an overhead shower shielded by a glazed screen. From the hall, a staircase leads up to a naturally-lit landing, which connects to the three double bedrooms. The principal and third bedrooms overlook the garden, whilst the second bedroom is to the front. Furthermore, each room has a built-in wardrobe to maximise the useable floorspace.

Outside, the home is flanked by a monoblock front driveway and a fully-enclosed rear garden that is low maintenance and includes a decked area for summer dining and an outbuilding for storage.

Extras: integrated kitchen appliances to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.















## Dundee

Scotland's fourth largest and notably sunniest city, Dundee lies on the east coast, on the Firth of Tay estuary, and was recently voted by the Sunday Times as one of the top twelve places to live in Britain. A historic port and now a UNESCO City of Design, Dundee is brimming with culture; boasting a regenerated waterfront with two nautical museums (RRS Discovery, Captain Scott's Antarctic expedition ship, and the 19th-century warship, HM Frigate Unicorn) and the architectural triumph of the newly opened V & A Dundee, Scotland's first design museum. Further museums, arts centres and theatres can be found across the city, along with a vibrant array of bars and restaurants. A wildlife centre, cinemas and excellent sports and leisure facilities are also on offer. Largely walk-able, Dundee provides a delightful and convenient shopping experience, hosting a wide selection of high-street retail outlets, shopping centres (one with a large public library) and supermarkets. The city provides education at all levels, with private and state institutions and one of the UK's leading universities. Major road and rail links connect Dundee to the rest of Scotland and further afield, whilst Dundee airport also offers flights to London City Airport.

EPC  
RATING:



COUNCIL  
TAX BAND:



## VIEWING

By appointment with Gilson Gray on 01382 201 000

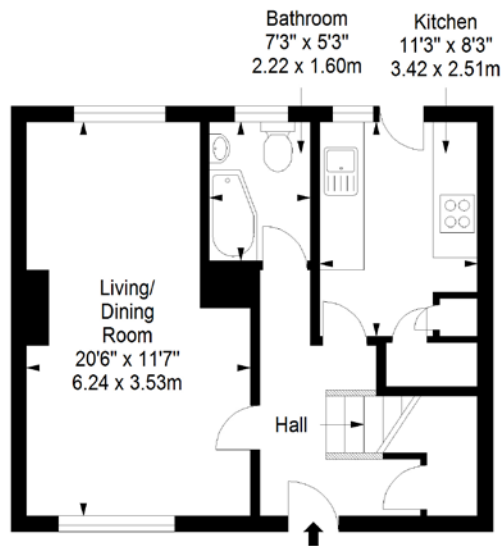
### Outbuilding

Approx. 3.2 sq. metres (34.4 sq. feet)



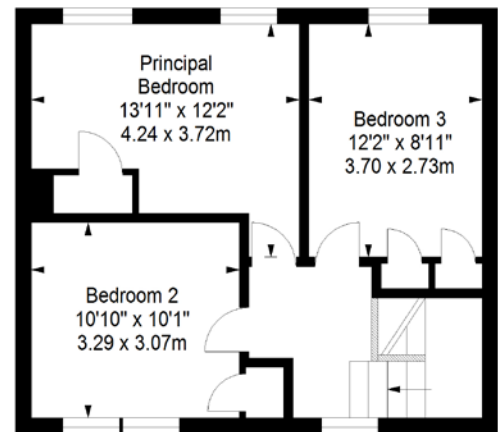
### Ground Floor

Approx. 44.7 sq. metres (481.2 sq. feet)



### First Floor

Approx. 44.7 sq. metres (481.2 sq. feet)



Total area: approx. 92.6 sq. metres (996.8 sq. feet)



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