



**HARMONY HOMES**  
ESTATE AGENCY



45 North Balmossie Street, Dundee, DD5 2PX  
Offers over £230,000





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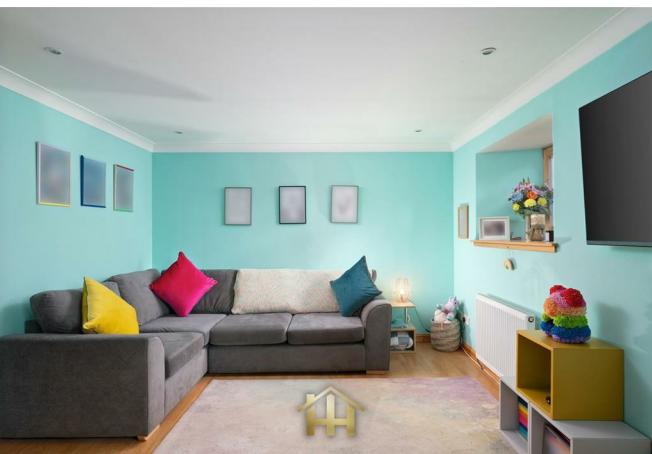
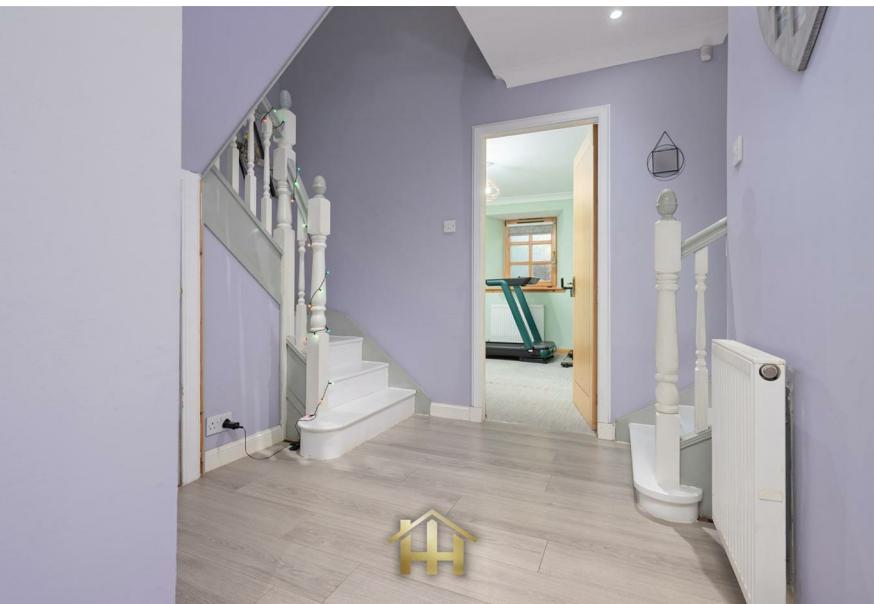
# 45 North Balmossie Street

Dundee, DD5 2PX

Nestled in the charming area of Broughty Ferry, Dundee, this delightful mid-terrace house offers a unique blend of character and modern living. Originally built in 1800 as a water mill, the property has been thoughtfully converted to create a warm and inviting home. Spanning 1,044 square feet, it features three spacious double bedrooms, including a master suite with an en-suite bathroom, alongside a well-appointed family bathroom.

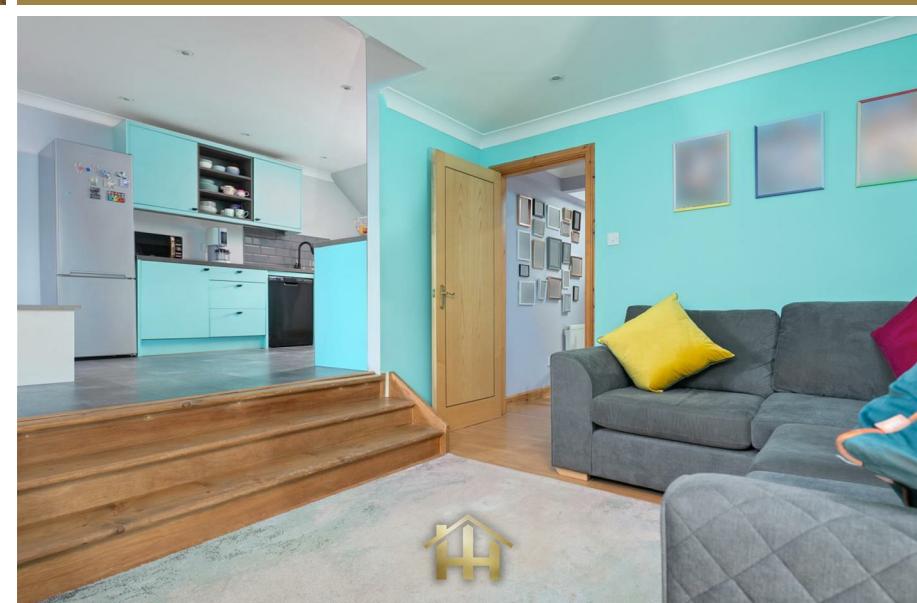
The heart of the home is the split-level kitchen and dining area, which boasts stunning views from the window, making it a perfect spot for both cooking and entertaining. The living room provides a comfortable space to relax, ensuring that this property caters to the needs of first-time buyers, growing families, and those looking to downsize.

Situated in a peaceful neighbourhood, this property is conveniently located near local shops, schools, and transport links, making daily life both easy and enjoyable. With its unique charm and excellent location, this home is a must-see. We highly recommend scheduling a viewing to fully appreciate all that this wonderful property has to offer.





## Directions

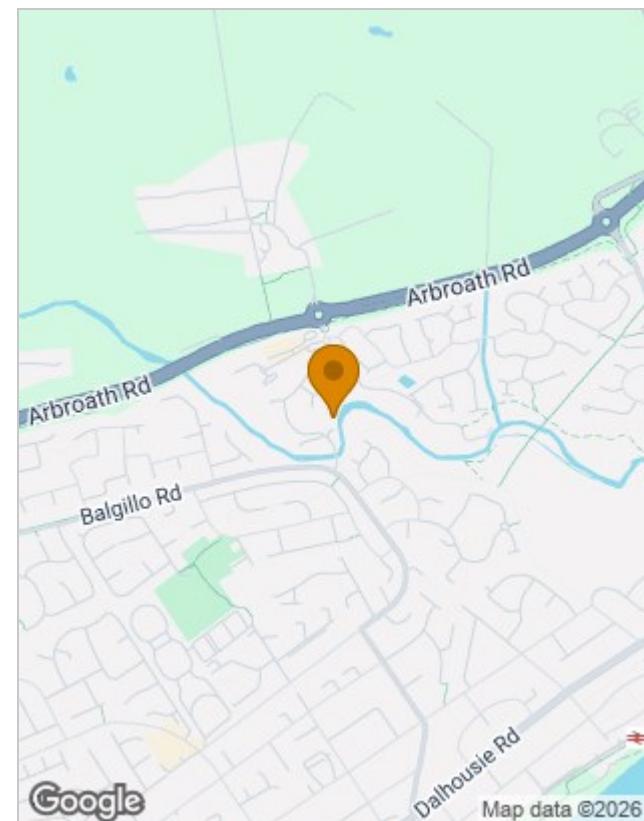




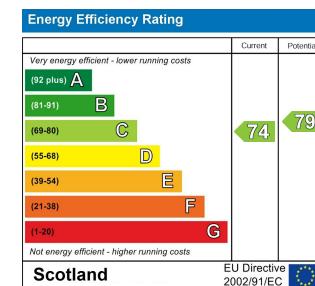
## Floor Plans



## 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.