



42D Baldovan Terrace, Dundee, DD4 6LS

Fixed Price £75,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



- **Home Report Value £80,000**
- **Popular Location**
- **Many Local Amenities**
- **Lounge/Dining**
- **Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Electric Heating**
- **Some Items of Furniture Included**
- **Move in Condition**
- **Ideal Starter Home/Buy to Let Investment**

The Chamber Practice are delighted to bring to market this two bed second floor flat located in the popular Stobswell area. There are many local amenities including shops, take-aways, bars, beauty parlours, hair salons and excellent public transport links within a short walk from the property. Baxter Park, DISC and Dundee City Centre are also within walking distance.

The accommodation is in good decorative order throughout and benefits from double glazing and electric heating.

Accommodation comprises: entrance hallway with storage cupboard and connecting doors to all rooms; bright and airy lounge with ornate ceiling cornice and recessed display shelving; kitchen with fitted base and wall mounted units with complementary worktops and splashback tiling, integrated electric hob, oven, free standing fridge freezer and washing machine; bathroom with 3 piece suite incorporating W.C., wash hand basin and bath with electric shower over, attractive wet-wall panelling and ceramic tiles; and two double bedrooms, one having built in storage facilities.

This ready to live in property, with furniture as seen included, will appeal to first time buyers and investment buyers alike and early viewing is recommended.



Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.





GROUND FLOOR
62.0 sq.m. approx.



TOTAL FLOOR AREA: 62.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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All items of furniture and furnishings within the property, as seen, will be included in the sale.



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