



10 Balgavies Avenue, Dundee, DD4 7NR
Offers Over £125,000

Contact Solicitors to arrange a
viewing or telephone Seller direct
0775861692

Chamber Practice 



- **Sought After Residential Area**
- **Lounge/Dining**
- **New Kitchen**
- **New Bathroom with Shower**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **New Floor Coverings**
- **New Doors**
- **Fresh Décor Throughout**
- **Gardens & Driveway**
- **Move in Condition**
- **Ideal Starter Home/Downsize Property**

The Chamber Practice are delighted to bring to market this fully refurbished main door 2 bedroom ground floor flat situated within a highly sought after residential area close to Dundee's Kingsway and only a short drive into the City Centre and central Broughty Ferry.

Benefits include double glazing, gas central heating, new kitchen, bathroom, internal doors, floor coverings and fresh décor throughout. The subjects are of modern taste creating a property in ready to live in condition that will appeal to a variety of purchasers.

Accommodation comprise hallway which has storage cupboard and connecting doors to all lounge, bathroom and bedrooms; bright and spacious lounge with window overlooking front garden and connecting door to kitchen; beautifully appointed kitchen fitted with a range of contemporary base and wall mounted units with contrasting worktops, integrated electric hob and oven with extractor hood over, windows to rear and part glazed external door to rear garden; stylish fully tiled bathroom with W.C., wall hung vanity unit, bath with electric shower over and heated towel rail; and two double bedrooms with ample space for free standing furniture. Externally there are private gardens to front and rear and driveway providing off street parking facilities.

It is anticipated this particular property will prove popular and early viewing is highly recommended to avoid disappointment.



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
61.5 sq.m. approx.



TOTAL FLOOR AREA: 61.5 sq.m. approx.
While every attempt has been made to ensure the accuracy of the floor plan, the seller does not accept any liability for errors or omissions. The plan is for information only and should not be used for any other purpose. The seller does not accept any liability for errors or omissions. The plan is for information only and should not be used for any other purpose.

Included in the sale are all floor coverings and integrated hob and oven.