



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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7D Aboyne Avenue, Dundee, DD4 7TA

2 Bedroomed Flat

Offers over £80,000

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2 Bedroomed Flat

7D Aboyne Avenue, Dundee, DD4 7TA

We are delighted to offer for sale this well presented first floor flat situated within an established residential area of Dundee. This modern 2 bedroomed home is ideally located for ease of access to local amenities and has close access to bus routes, shops, retail park and schools.

Number 7D is finished off to a high standard and offers spacious bright accommodation comprising of; a bright entrance hallway with walk in cupboard and additional storage cupboard, large lounge with dual aspect windows, modern kitchen with space for dining, contemporary bathroom and 2 generously sized bedrooms with built in storage. The property also benefits from storage located within the well-kept communal hallway.

This ready-to-move property would make an ideal first time buy or buy-to-let investment.

Hall:

A bright and spacious hall that gives access to all rooms. The hallway benefits from a storage cupboard accessed near the main entrance to the home as well as a large walk in larder cupboard which gives excellent additional storage.

Lounge:

4.70m x 3.55m:

A bright south facing room with dual aspect windows that flood the room with natural light.

Kitchen/ Dining:

3.62m x 2.07m:

A sleek, modern kitchen that is flooded with natural light from its large window overlooking the rear communal garden. Ample storage space is provided by a good range of gloss floor and full height cabinets with complimentary worktop. Gloss white ceiling panels bounce the light throughout this space which also gives room for dining. Appliances within the kitchen include a built-in under counter oven with 4 burner gas hob above and space for fridge/freezer and washing machine.

Bathroom:

1.93mx 1.68m:

A modern, stylish bathroom that consists of a bath with main operative shower above, w.c and wash hand basin within a vanity unit providing excellent additional storage. The bathroom has been finished off with contemporary wet wall, gloss white ceiling panel and high spec laminate flooring.

Bedroom 1:

3:30m x 3.30m:

A generously sized bright room with dual aspect windows that overlook the front and side of the home. Built in wardrobes provide ample storage space.

Bedroom 2:

3.32m x 2.72m:

Another generously sized bedroom with a built-in storage cupboard that over looks the front of the property. Ideal youngsters' bedroom or home office space.

Garden:

Large, well maintained communal drying green which can be accessed via the main entrance hall. Property also benefits from secure storage within the communal close.



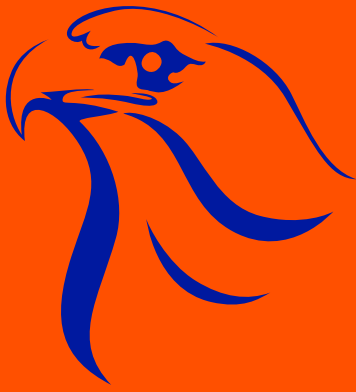












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Council Tax Band:

A (Dundee City Council Feb 2025).

EPC Band:

C

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

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Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
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