



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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26 G/R Park Avenue, Dundee, DD4 6LU

1 Bedroomed Flat

Offers Over £62,000

www.legaleagles.tv

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1 Bedroomed Flat

26 G/R Park Avenue, Dundee, DD4 6LU

Situated within an established residential area of Dundee we are delighted to offer for sale this 1 bedroomed flat in ready to move in condition. This ground floor property comprises a generous sized lounge, dining kitchen, bedroom with built in storage and modern bathroom.

Located next to Baxter Park which offers a beautiful, public green space this property is also ideally located for ease of access to Dundee's vibrant City Centre, Universities and retail parks and would appeal to many buyers including first-time buyers, city professionals and rental investors.

Lounge:

4.61m x 4.3m: Features

A bright, generously sized room with two large windows that flood the room with natural light.

Ideal First Time Buyer or Investment Purchase

1 Bedroomed Ground Floor Flat

Generously Sized, Bright Lounge

Modern Kitchen/ Dining

Bedroom with Built in Storage

Bathroom

Gas Central Heating

EPC C

Kitchen/ Dining:

3.3m x 2.11m:

The modern kitchen is fitted with a variety of base and wall units with complementary worktops and splash back. With space for dining, the kitchen also includes a under counter over with gas burner hob and extractor above as well as space for washing machine and tall fridge freezer.

Bathroom:

1.7m x 2m:

The bathroom is served by a white suite incorporating w.c., wash-hand basin and bath with electric shower above and is finished of with wet wall and floor tiles.

Bedroom 1:

3.53m x 3.56m:

A generously sized bright room with full wall of built in storage.

Garden:

Communal drying green can be accessed via the communal entrance hall.





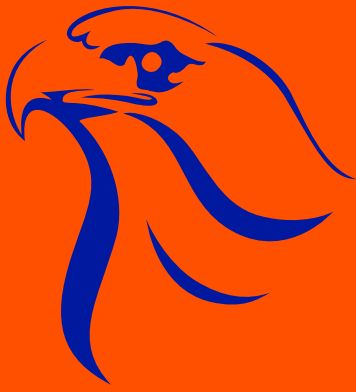




t: 01382 539 313







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Council Tax Band:

A (Dundee City Council April 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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House Purchase & Sales Legals, Remortgages, Wills & Executries, Rental Property Global Management Services.

Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
Registered office: 12-14 Maule Street, Monifieth, Angus DD5 4JN

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