



7 Baldovie Place, Dundee, DD4 8TF
Offers Over £120,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



The Chamber Practice are delighted to bring to market this well presented two bed family home situated in a popular residential area close to many services and amenities including Sainsbury's and Aldi supermarkets, schools, convenience stores, sports centre, retail parks, leisure and recreation facilities and main bus route. Central Broughty Ferry and Dundee City Centre are within easy reach.

Accommodation comprises: entrance hallway with storage cupboard, connecting doors to lounge and kitchen and carpeted staircase to upper floor; bright and spacious lounge/dining with dual aspect windows; galley style kitchen fitted with a range of base and wall mounted units with contrasting worktops and splashbacks, integrated electric hob and oven with chimney style extractor hood over, washing machine, space for fridge freezer and external door leading to rear garden; upper landing with doors to bathroom and bedrooms and hatch to attic with pull down ladder; bathroom with W.C., wash hand basin and bath with electric shower over, attractive tiling and wet-wall panelling; and two double bedrooms with built in wardrobe/storage facilities. Externally there are enclosed gardens to rear and driveway to front providing off street parking facilities.

Practical benefits include generously proportioned rooms, double glazing, gas central heating, new windows and external doors.

This ready to live in property would make a great starter home and early viewing is recommended.

- **Popular Location**
- **Many Nearby Amenities**
- **Hallway**
- **Lounge/Dining**
- **Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Private Garden**
- **Tarmac Driveway**
- **Move in Condition**
- **Ideal Starter Home**



Chamber Practice

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.





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Included in the sale are all carpets and floor coverings, window blinds where fitted, hob, oven, washing machine and garden shed.