






47c Baldovan Terrace  
Dundee, DD4 6NJ



A spacious first floor apartment located in the popular Stobswell area of Dundee

 2 Bed    1 Bath    1 Reception

An excellent opportunity to purchase a good sized first floor flat which is located in close proximity to Morgan Academy, Baxter Park and all local amenities and bus routes. The property is in move in condition and practical benefits include double glazing, electric heating and a secure entrance.

Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob and freestanding washing machine and fridge. (no warranties are given on the appliances).

The accommodation comprises a well appointed lounge/dining room featuring period style coving and a fireplace. There is a galley style kitchen, two double bedrooms both benefitting from fitted wardrobes and a bathroom with shower over the bath.

Externally at the rear of the building lies a well maintained shared drying area. Ample parking is available on Baldovan Terrace.

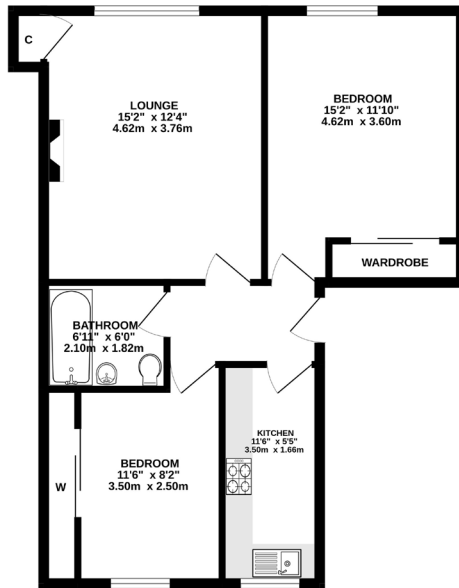
This spacious flat will appeal to a variety of buyers including those looking for a first home and investors.

### Features

- Hallway
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Double Glazing
- Electric Heating
- Secure Entry
- Shared Drying Area
- EPC D

**Offers Over £85,000**

1ST FLOOR



While every effort 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 as to their operability or efficiency can be given.  
Made with Floorplan 12/2/25



Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including

the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities, Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

FOR VIEWING:

**By appointment only**

Contact Lindsays on:

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.