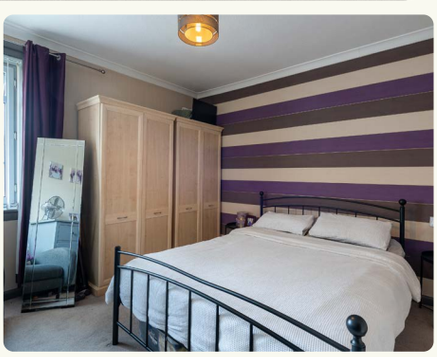


5D Balunie Avenue, Dundee, DD4 8QH







Spacious first-floor flat in move-in condition, perfect for the first-time buye

2 Bed | 1 Bath | 1 Reception

This spacious first-floor flat is presented in move-in condition and offers well-proportioned accommodation, ideal for a first-time buyer. Conveniently located close to a wide range of local amenities, including reputable schools, shops, leisure facilities, and excellent transport links, the property provides easy access to Dundee city centre by both car and public transport.

Contemporarily decorated throughout, the accommodation comprises an entrance hall providing access to all rooms, a bright and generously proportioned lounge, and a kitchen fitted with a range of units, an integrated hob and oven, and space for a washing machine and fridge-freezer. A door from the kitchen opens out to the balcony area which has in the past been enclosed with patio doors to provide an additional seating/storage space to use as required. There are two generously sized double bedrooms, one of which benefits from a built-in cupboard, together with a bathroom fitted with a white suite and an instant shower over the bath. Externally, there are both shared and private areas of garden ground to the rear and a storage cellar on the common close. Additional benefits include double glazing and gas central heating. Included in the sale are all fitted floor coverings, window blinds where fitted, wardrobes and the integrated kitchen appliances as detailed.

This lovely home is expected to attract interest from a variety of purchasers. Early viewing is highly recommended to fully appreciate the quality of accommodation and excellent standard of presentation on offer.

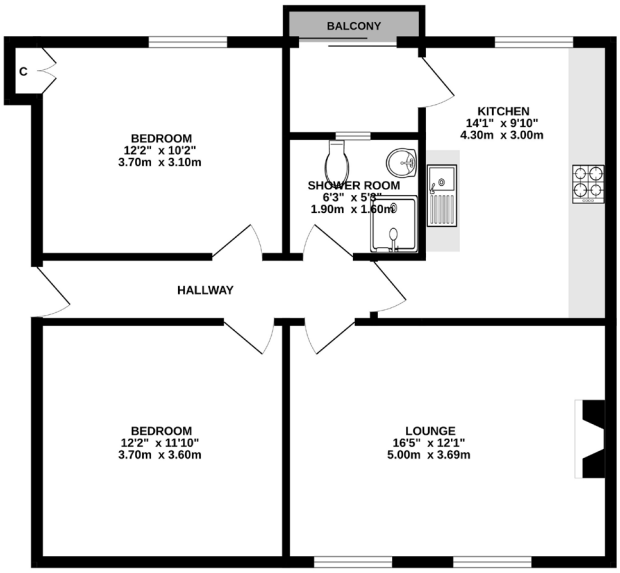
Features

- Entrance hall
- Lounge
- Kitchen
- Two bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Gardens
- EPC Rating C

Offers Over £80,000

£5,000 below Home Report Valuation

1ST FLOOR



Whilst every attempt 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.
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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:

01382 802050 dundeeproperty@lindsays.co.uk property.lindsays.co.uk

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. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.