

Flat D, 45a Baldovan Terrace

DUNDEE, ANGUS, DD4 6NJ



*SPACIOUS AND BEAUTIFULLY MAINTAINED
AND PRESENTED TOP-FLOOR FLAT*



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McEwan Fraser Legal is delighted to take to the market this well-presented, third-floor (top) apartment. Situated in the popular Stobswell district and offering excellent value for money, this traditional top-floor flat offers spacious accommodation and elegant proportions. Built circa 1996, this apartment block was designed to blend with the traditional tenements all around.

A secure entry system is installed at the front door that leads into the communal stairwell. The kitchen is fitted with units at floor and wall level with ample worktop space for food preparation and a window to the garden. The lounge is carpeted for comfort underfoot. A double window formation to the front of the building ensures plentiful natural daylight. The bathroom is finished with a wet-wall system around the bath and offers a three-piece suite with a shower over the bath. Two bedrooms complete the accommodation.

Externally there are communal gardens to the rear with a brick-built shed. The on-street parking is plentiful. Good location for easy access to the city centre and an ideal spot for working from home or for those studying in the area. This property offers an excellent investment with both self-catering and long-term rental opportunities.







Bedroom 1

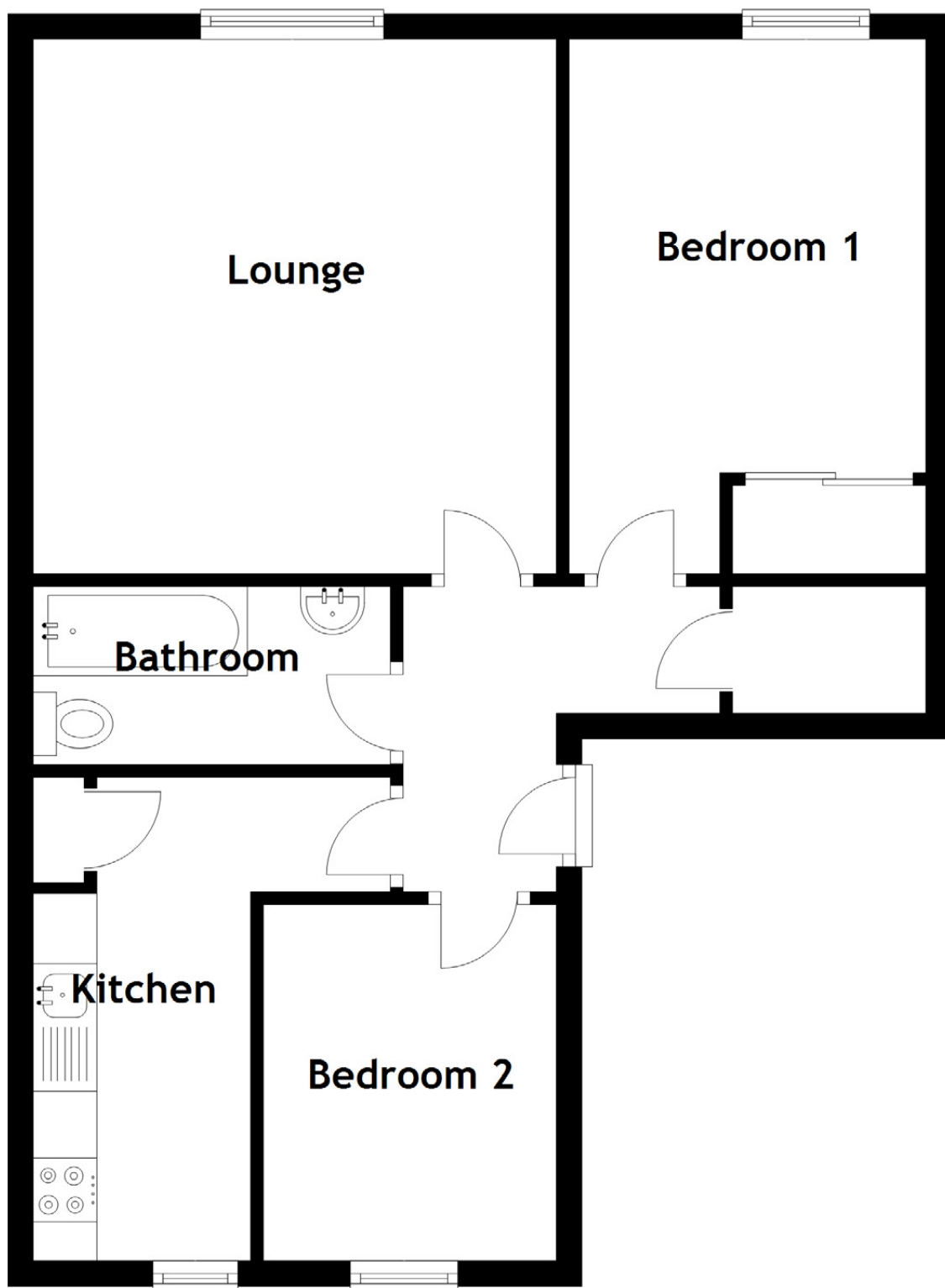




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 4.10m (13'6")	Bathroom	2.80m (9'2") x 1.40m (4'7")
Kitchen	3.80m (12'5") x 2.80m (9'2")		
Bedroom 1	4.20m (13'9") x 2.80m (9'2")	Gross internal floor area (m ²): 56m ²	
Bedroom 2	2.80m (9'2") x 2.30m (7'6")	EPC Rating: C	

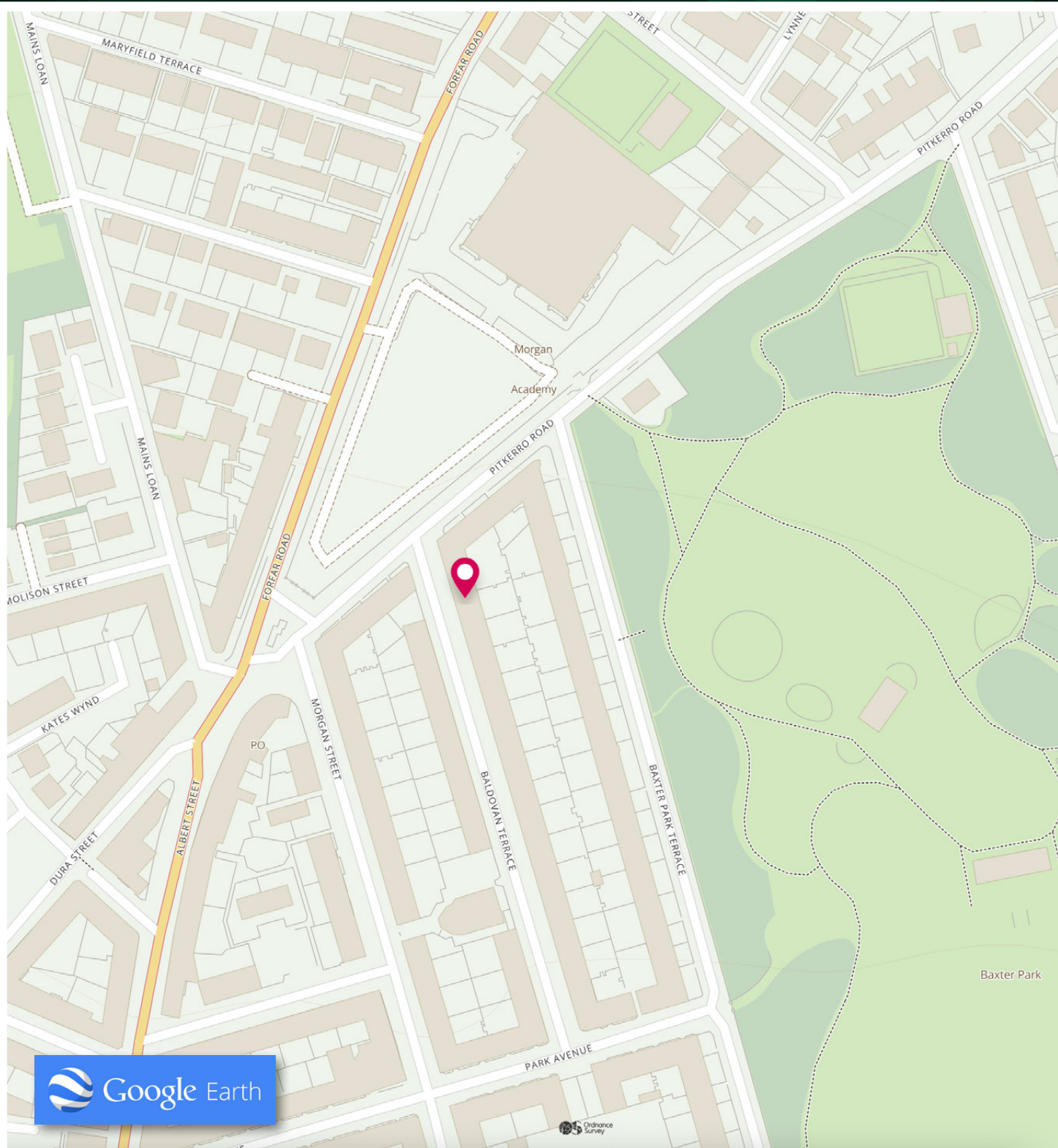


Dundee is situated on the north bank of the Firth of Tay, and bounded by the Sidlaw Hills, modern Dundee is known as the 'City of Discovery' - a vibrant city with a rich history.

Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city.

Dundee has two world-class universities, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all the family.

The Location



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