





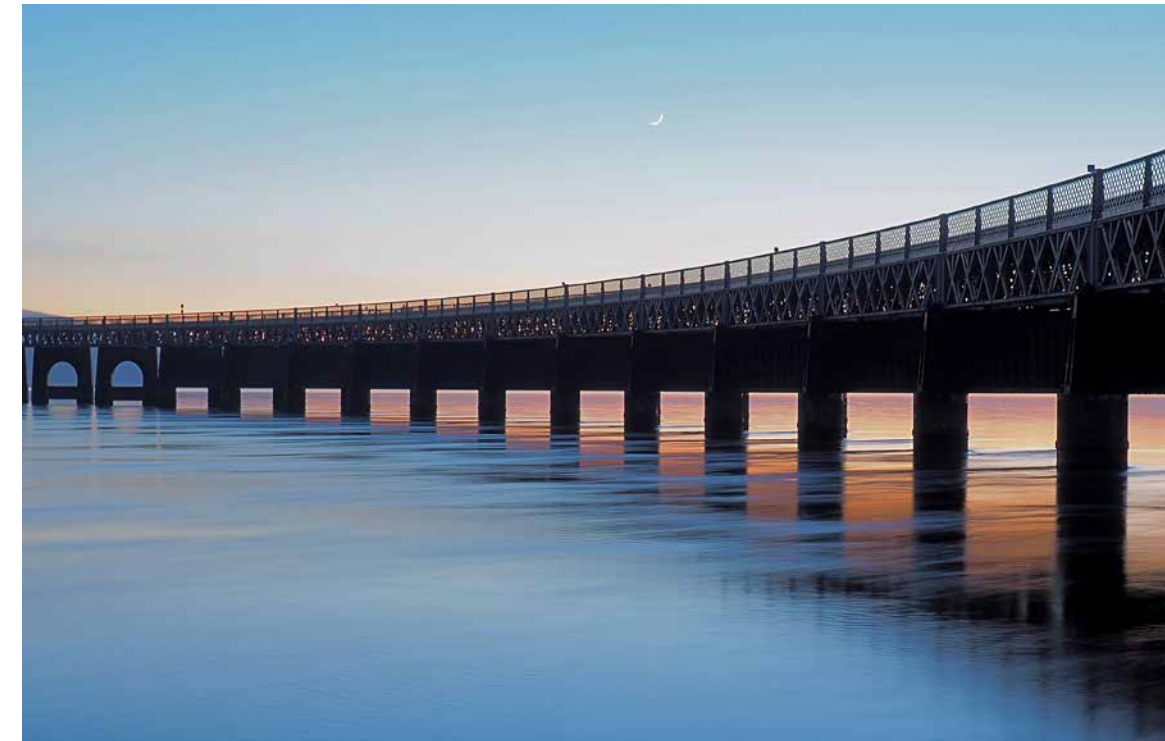


33C BALDOVAN TERRACE, DUNDEE



The city of Dundee is the fourth largest city in Scotland and is a thriving metropolis sitting on the north bank of the River Tay. The city is growing and developing, with the waterfront undergoing massive development.

Dundee, the city of discovery, has been enjoying a lot of re-development and enhancements over the last few years and is in the midst of a £1 billion redevelopment of its waterfront. This includes the V&A Museum of Design Dundee. Ninewells is a highly rated hospital with some of the world's leading researchers and facilities. This is coupled with two world-class universities, some excellent schools and a leading further education college.







Offering excellent value for money, this traditional first floor flat offers spacious accommodation in good decorative order.

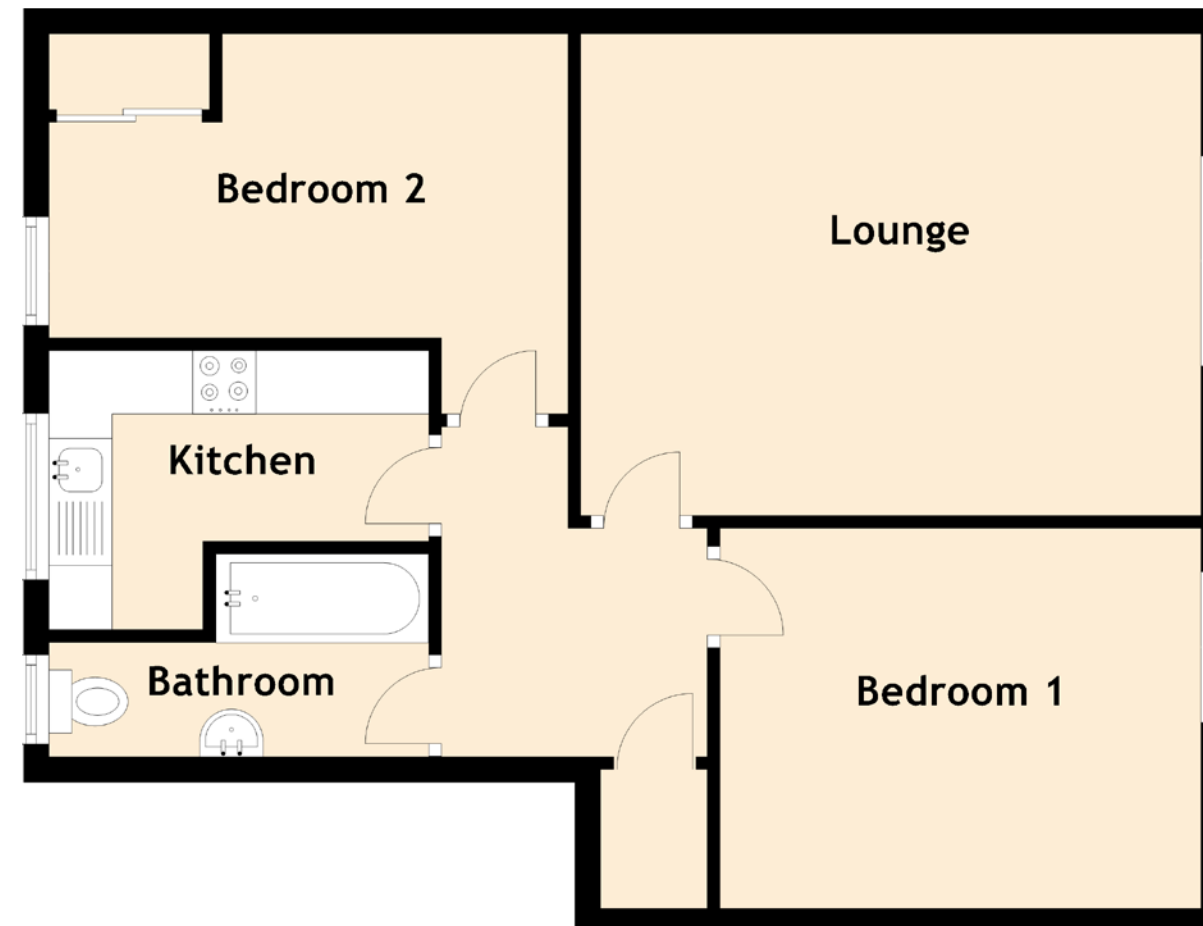
Situated within the established, and popular, Stobswell district, three-quarters of a mile north of Dundee City centre, the flat retains many original features. The entrance hallway provides a large storage cupboard. The kitchen is fitted with units at floor and wall level with ample worktop space for food preparation. There are a free-standing cooker and a built-in cooker hood, and the kitchen is plumbed for washing machine. A window looks out to the gardens. The lounge has modern laminate flooring, a fireplace acts as a focal point, and a window to the front ensures plentiful natural daylight. The bathroom is fitted with wet-wall around the bath and offers a three-piece suite with shower over the bath. Two double bedrooms complete the accommodation.

Externally there are communal gardens with on-street parking. Good location for easy access to the city centre and an ideal spot to work or study from home at.





# 33C BALDOVAN TERRACE, DUNDEE



Approximate Dimensions  
(Taken from the widest point)

|           |                               |
|-----------|-------------------------------|
| Lounge    | 4.90m (16'1") x 3.80m (12'6") |
| Kitchen   | 3.00m (9'10") x 2.20m (7'3")  |
| Bedroom 1 | 3.80m (12'6") x 3.00m (9'10") |
| Bedroom 2 | 4.10m (13'5") x 3.00m (9'10") |
| Bathroom  | 3.20m (10'6") x 1.60m (5'3")  |

Gross internal floor area (m<sup>2</sup>): 60m<sup>2</sup>  
EPC Rating: C

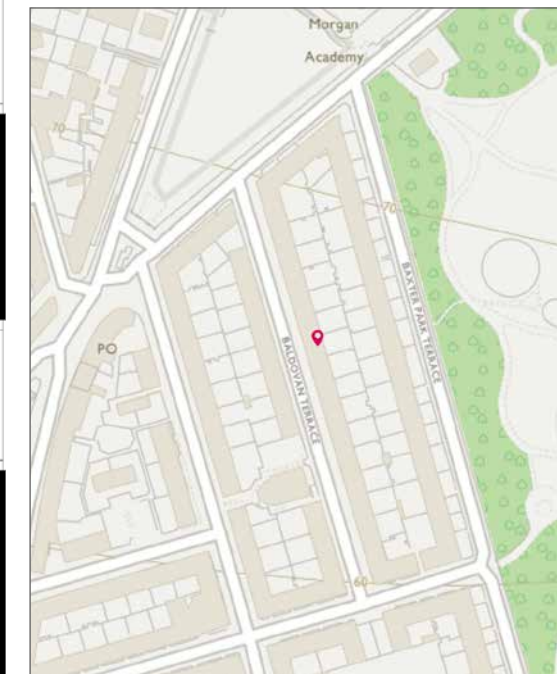


Image credit: <https://www.ordnancesurvey.co.uk/maps/>





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