



**HARMONY HOMES**  
ESTATE AGENCY



G/L, 38 Pentland Avenue, Dundee, DD2 2BS

Offers over £82,000







# G/L, 38 Pentland Avenue

Dundee, DD2 2BS

Nestled in the charming Pentland Avenue of Dundee, this delightful ground floor flat is a gem waiting to be discovered. Boasting a cosy reception room, a comfortable bedroom with wardrobes, and a pristine bathroom, useful storage cupboards in the hallway, this property is perfect for those seeking a snug abode.

With a brand new boiler and radiators recently fitted, along with a fresh coat of paint, this flat is in impeccable walk-in condition, ready for you to make it your own. Spanning 517 sq ft, this space is ideal for first-time buyers looking to step onto the property ladder, buy-to-let investors seeking a lucrative opportunity, or downsizers wanting a cosy retreat.

Conveniently located on the main bus route, this property is a dream for those who prefer not to drive, offering easy access to Dundee city centre with just a short walk. Whether you're looking for a new home or a savvy investment, this flat in Pentland Avenue is sure to capture your heart.

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## Directions

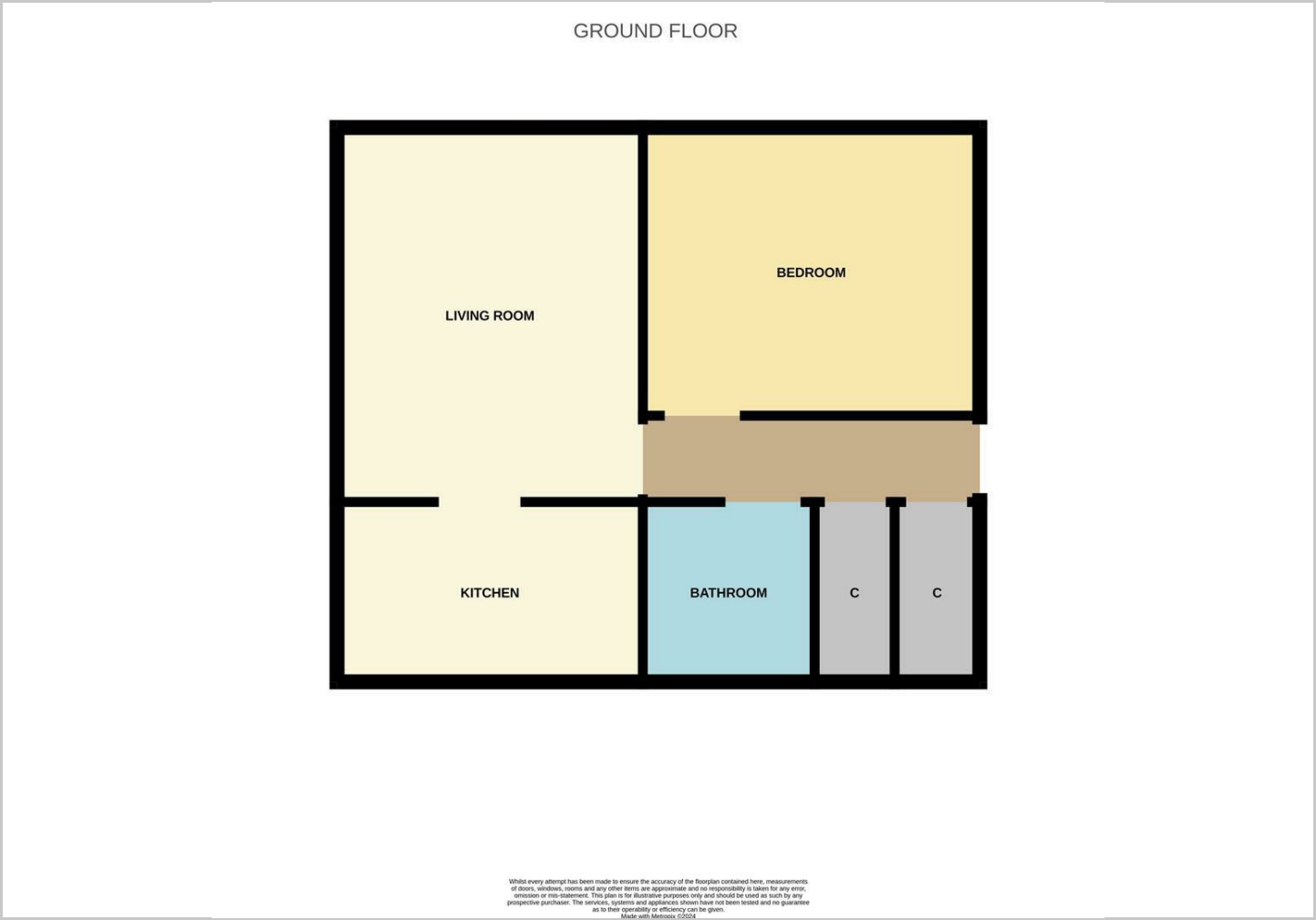








Floor Plans

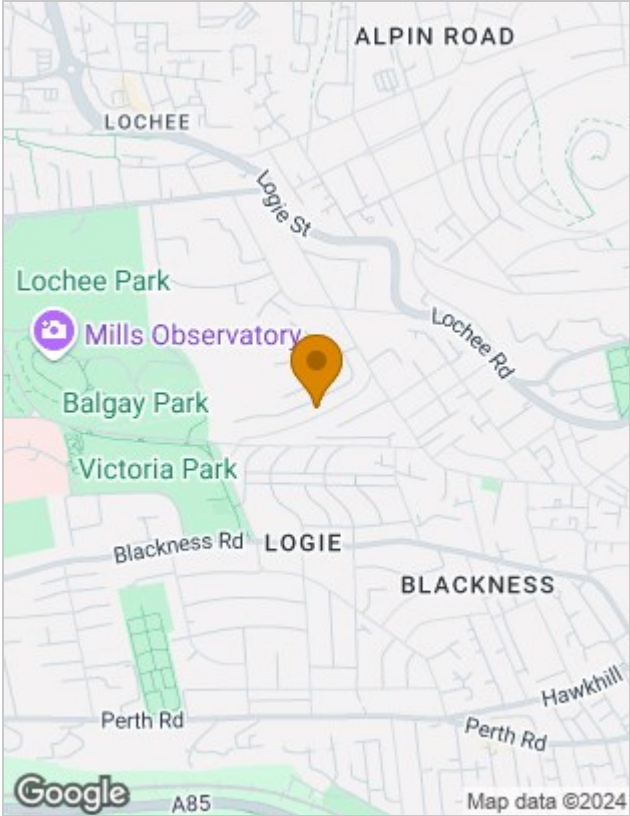


Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

