



**HARMONY HOMES**  
ESTATE AGENCY



33 Park Avenue, Dundee, DD4 6NE

Offers over £90,000







# 33 Park Avenue

Dundee, DD4 6NE

Nestled on the charming Park Avenue in Dundee, this delightful ground floor flat offers a perfect blend of modern living and historical charm. Built in 1890, the property has been thoughtfully modernised to provide a comfortable and stylish home. Spanning 506 square feet, the flat features an inviting open-plan kitchen and sitting area, ideal for both relaxation and entertaining.

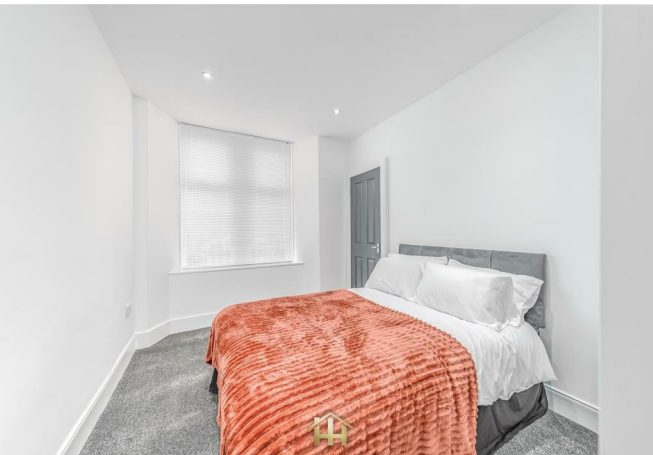
The accommodation comprises two well-proportioned bedrooms, providing ample space for a small family or professionals seeking a comfortable living environment. The contemporary wet room shower room adds a touch of luxury and convenience, making daily routines a pleasure.

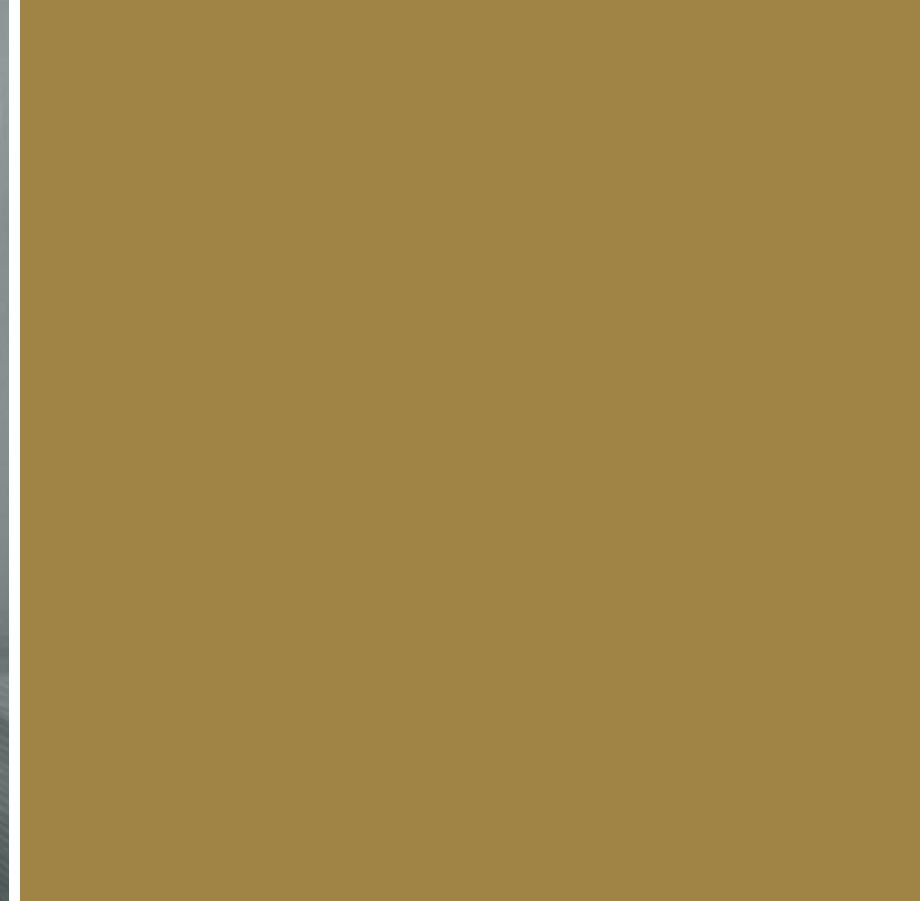
Residents will appreciate the tidy, low-maintenance communal garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. On-street parking is available, ensuring ease of access for both residents and visitors.

The location is particularly advantageous, being in close proximity to Baxter Park, where one can enjoy leisurely strolls and outdoor activities. Additionally, the city centre is within walking distance, offering a wealth of local amenities, shops, and dining options. For those who rely on public transport, the property is conveniently situated on the main bus route, making commuting a breeze.

This modernised flat on Park Avenue presents an excellent opportunity for anyone looking to embrace a vibrant lifestyle in Dundee, combining comfort, convenience, and a touch of history.

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Directions









Floor Plans



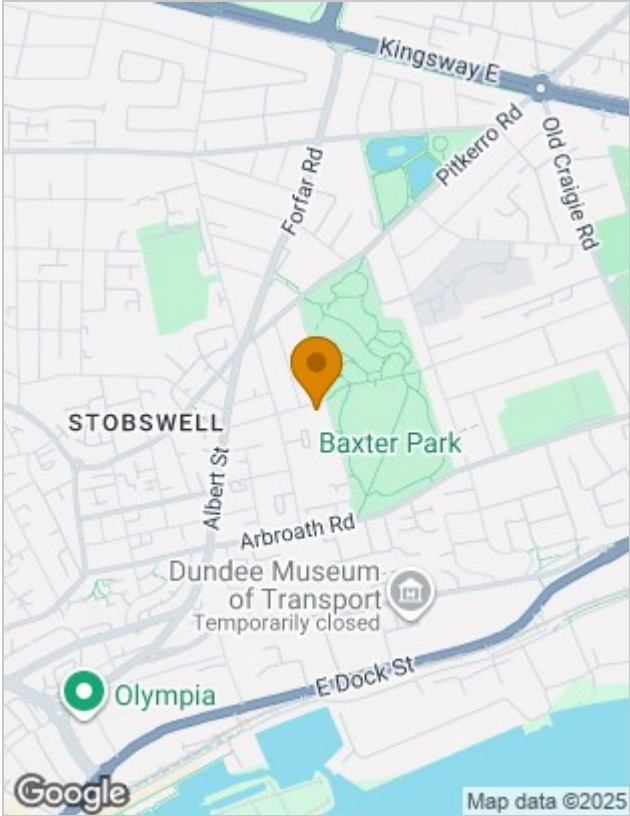
Viewing

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.

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Location Map



Energy Performance Graph

