

Simple Approach



Estate Agents



**12 Baldragon View, Dundee
DD3 9SB**

Offers over £165,000

12 Baldragon View, Dundee, DD3 9SB

Located in the sought-after Baldragon View, Dundee, this stunning two-bedroom end terraced home offers a perfect blend of modern living and picturesque surroundings. Beautifully presented throughout, the property boasts a stylish and contemporary interior, with a bright and spacious lounge, a sleek fitted kitchen, two well-proportioned bedrooms and a fresh white bathroom. Externally, the home features a well maintained rear garden, with artificial grass, decking and slabbed area perfect for catching both morning and afternoon sun, a location ready to welcome and entertain friends and family into the evening, ideal for relaxing or entertaining, as well as a recently laid double monoblock driveway for convenient off street parking. Additional benefits include gas central heating and double glazing, ensuring comfort and energy efficiency year-round.

With breathtaking views and a high standard of finish, this exceptional property is ideal for first-time buyers, small families, or professionals looking for a move-in-ready home in a fantastic location. Viewing is essential to appreciate all that is on offer here at Baldragon View, Dundee.

Entrance Vestibule

3'5" x 5'8" (1.05 x 1.75)

Lounge

15'7" x 16'4" (4.76 x 5.0)

Kitchen

8'10" x 9'5" (2.70 x 2.89)

Bedroom One

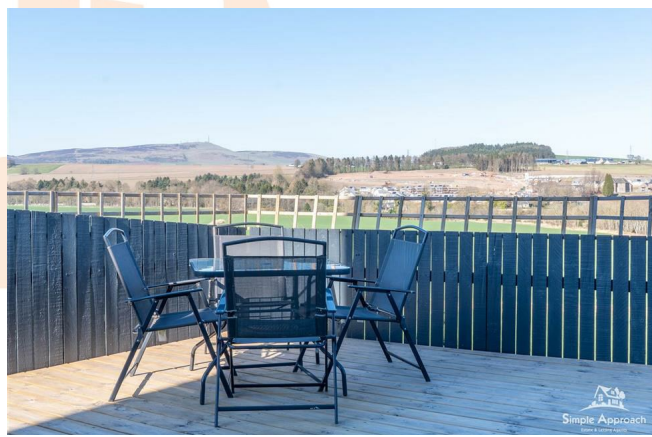
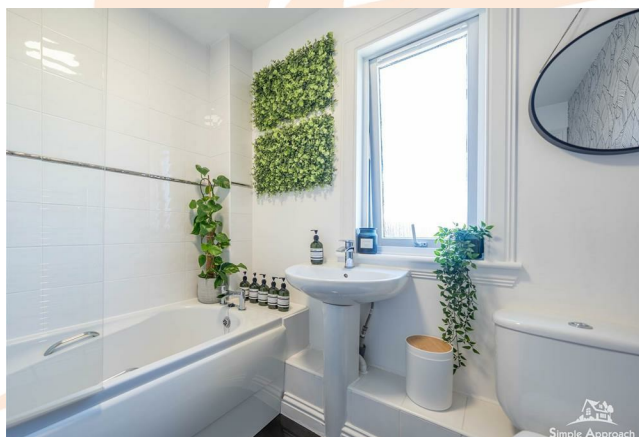
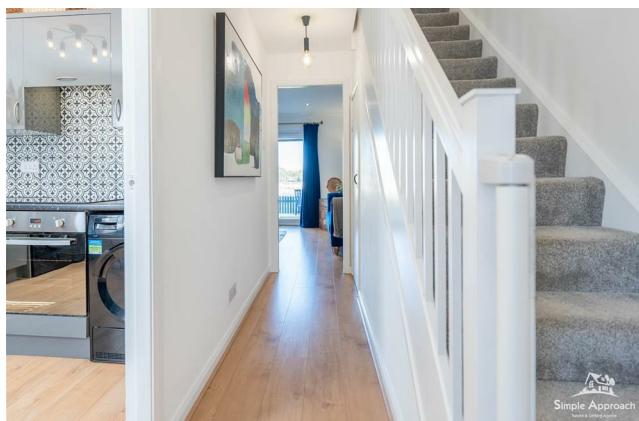
9'10" x 13'8" (3.02 x 4.19)

Bedroom Two

10'4" x 8'2" (3.16 x 2.49)

Bathroom

9'1" x 7'1" (2.78 x 2.17)



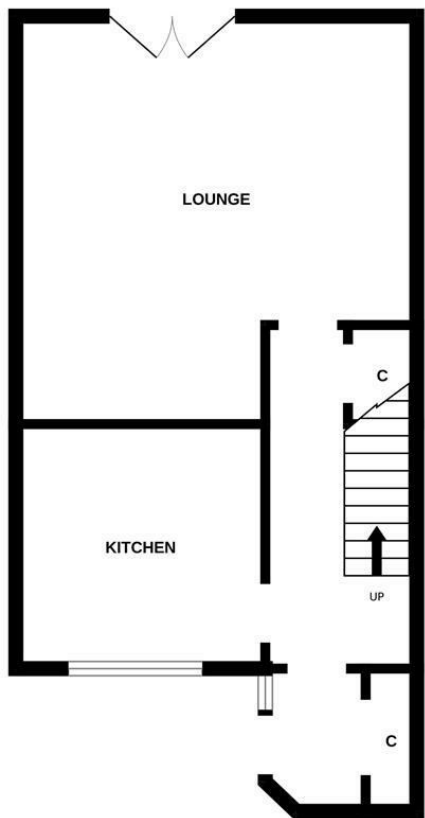
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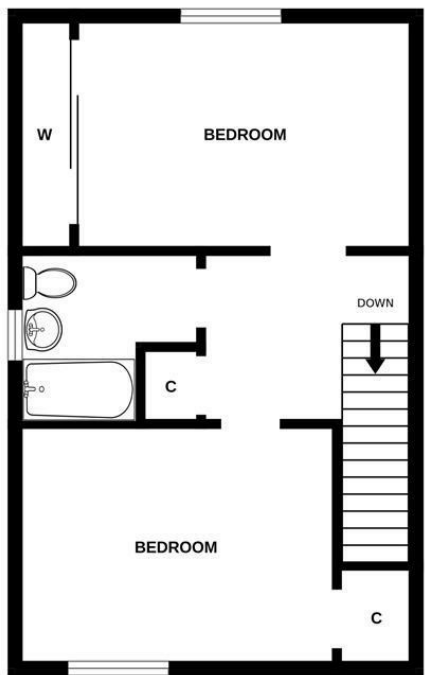
- End Terraced House
- Picturesque Views
- Private Driveway
- Bright & Spacious Lounge
- Contemporary Interior Throughout
- Highly Sought After Location
- Gas Central Heating & Double Glazing
- Two Generous Bedrooms
- Well Manicured Rear Garden
- Modern Fitted Kitchen



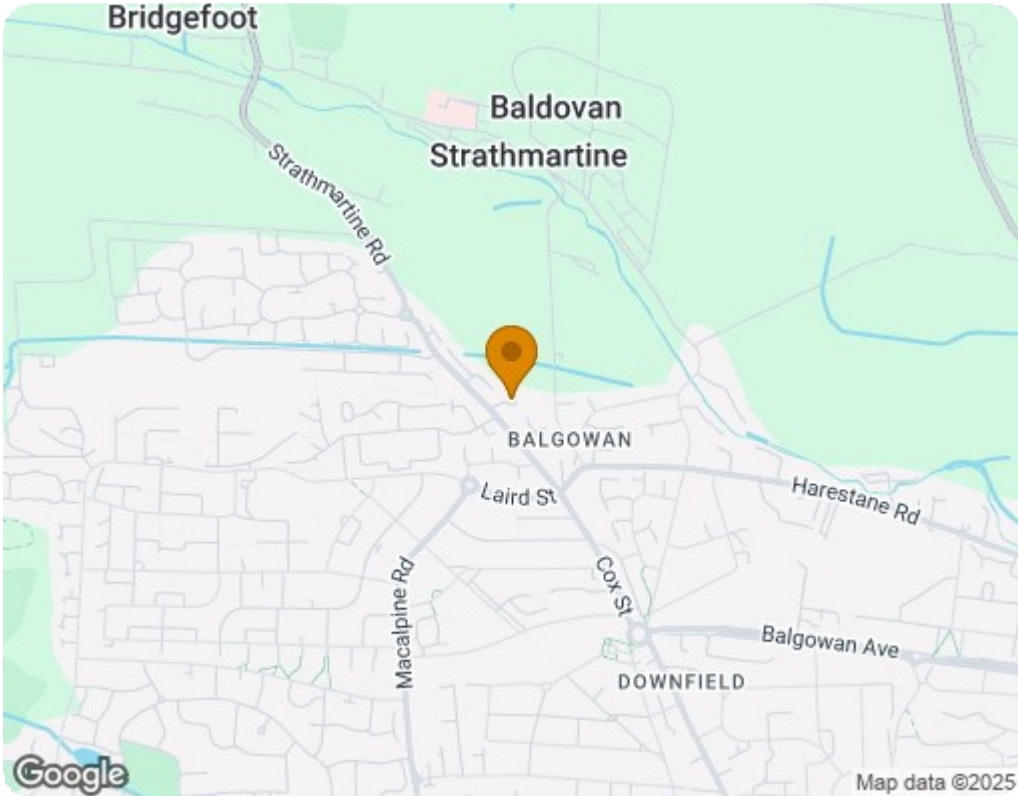
GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		