

Simple Approach



**26b Aboyne Avenue, Dundee
DD4 7TD**

Offers over £125,995

Located in a popular residential area of Dundee, this well presented three-storey, mid-terraced home on Aboyne Avenue offers a fantastic blend of modern living, generous space, and practicality—ideal for families or professionals. The property boasts three well-proportioned bedrooms, with the master bedroom occupying the entire top floor, offering added privacy. On the ground floor, you'll find a bright and spacious lounge that flows seamlessly into a dedicated dining area, perfect for both everyday living and entertaining. The modern kitchen is well-equipped with ample storage and worktop space. A family bathroom serves the home, complemented by gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round.

Externally, the property benefits from a large private driveway, offering ample off-street parking, and a private rear garden. Situated close to local amenities, schools, and transport links, this home represents a fantastic opportunity in a sought-after Dundee location.

Lounge

11'3" x 17'6" (3.43 x 5.34)

Dining Room

8'6" x 6'11" (2.61 x 2.11)

Kitchen

9'11" x 8'11" (3.04 x 2.73)

Utility Space

3'8" x 6'4" (1.12 x 1.94)

Bedroom One

14'7" x 11'4" (4.47 x 3.46)

Bedroom Two

9'10" x 13'11" (3.00 x 4.25)

Bedroom Three

10'6" x 11'1" (3.21 x 3.38)

Bathroom

9'3" x 6'7" (2.83 x 2.01)

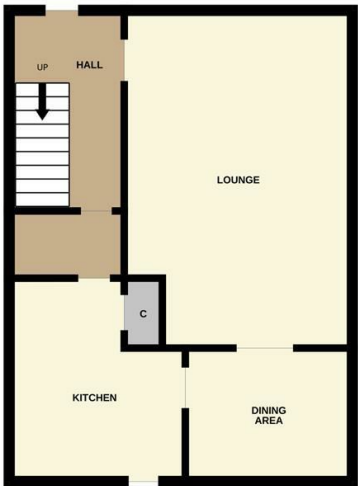




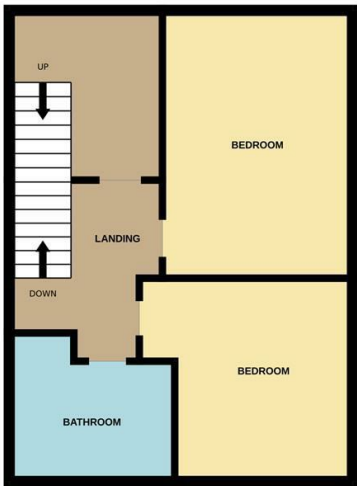
- Three Storey Mid-Terraced House
- Dining Area
- Private Driveway
- Three Generous Bedrooms
- Spacious Kitchen
- Fully Enclosed Rear Garden
- Bright Front Facing Lounge
- Gas Central Heating & Double Glazing



GROUND FLOOR
41.7 sq.m. approx.



1ST FLOOR
41.7 sq.m. approx.

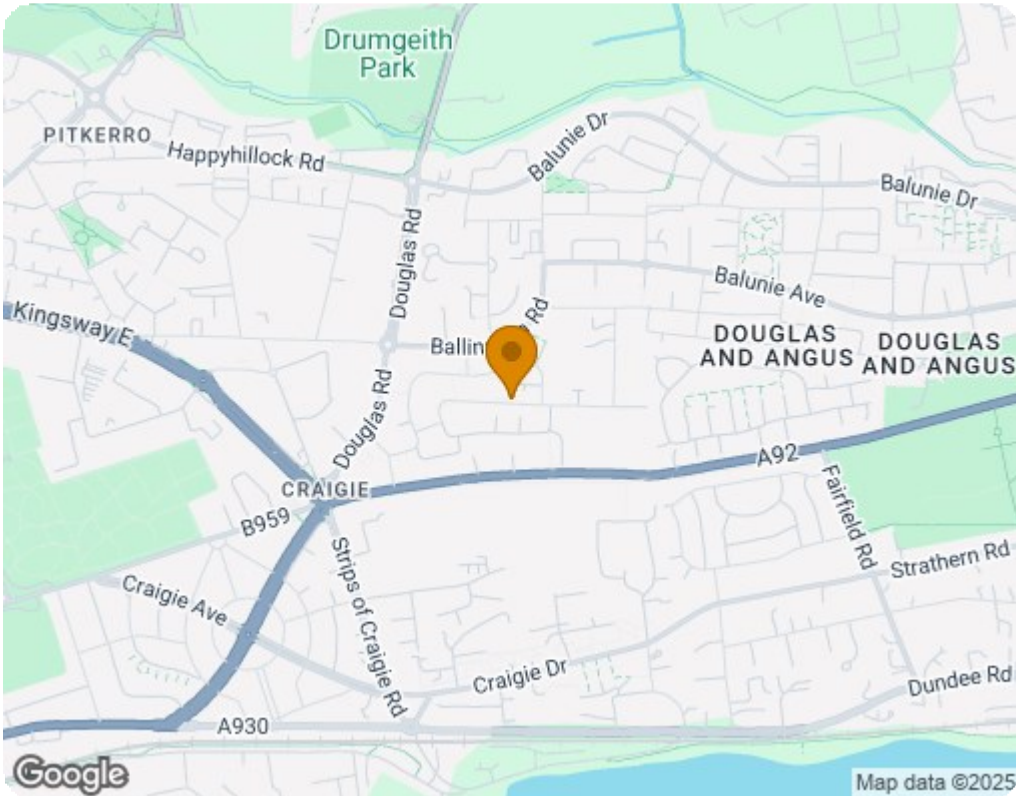


2ND FLOOR
18.7 sq.m. approx.



TOTAL FLOOR AREA : 102.1 sq.m. approx.

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		
(81-91) B		
(69-80) C	73	81
(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		
(81-91) B		
(69-80) C	72	78
(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		