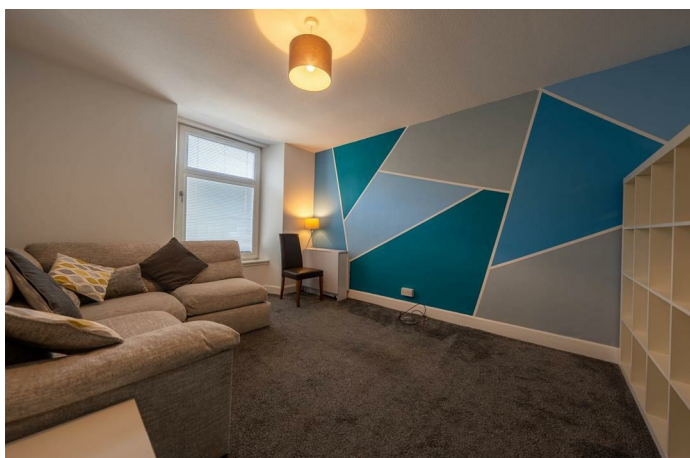


Simple Approach



**20H Baldovan Terrace, Dundee  
DD4 6LT**

**Offers over £64,950**

Situated on the top floor of a well-positioned building on Baldovan Terrace, Dundee, this attractive flat offers a fantastic opportunity for a variety of buyers, including first-time purchasers, couples, and investors alike.

The property boasts a bright and welcoming lounge, enhanced by elevated views and an abundance of natural light, creating a comfortable and airy living space ideal for both relaxing and entertaining. The stylish kitchen is thoughtfully designed, offering a modern and functional layout with ample storage and workspace.

The accommodation further comprises a double bedroom, along with a well-appointed bathroom fitted to meet everyday needs.

Externally, residents benefit from access to a communal rear garden, as well as ample on-street parking conveniently available to the front of the property. Combining appealing interiors with a sought-after location, this top floor flat represents an excellent purchase with strong appeal across the market.

### Lounge

10'11" x 13'3" (3.35 x 4.04)

### Kitchen

14'3" x 4'10" (4.35 x 1.48)

### Bedroom

12'4" x 10'5" (3.77 x 3.19)

### Bathroom

5'5" x 6'3" (1.66 x 1.91)

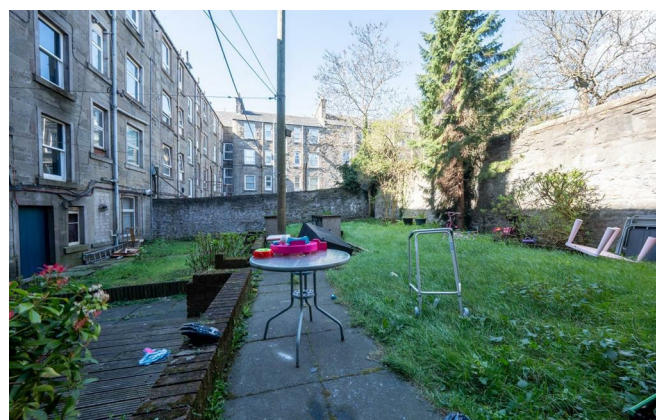
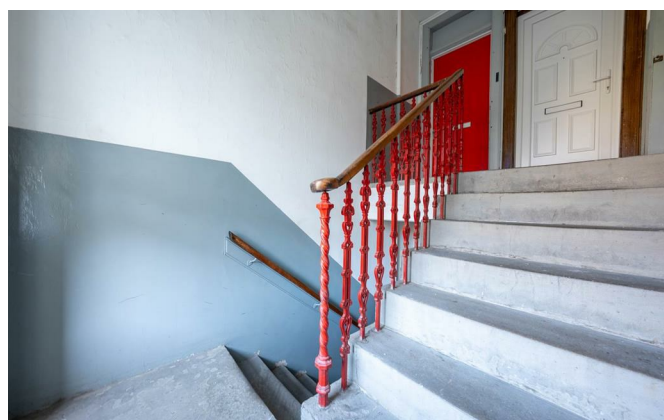




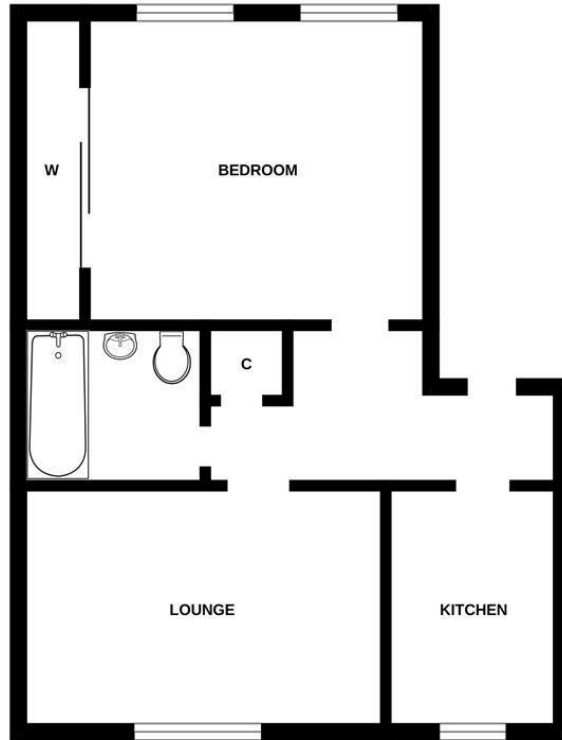
- Top Floor Flat
- Stylish Kitchen

- Well Presented Throughout
- Bright & Spacious Lounge

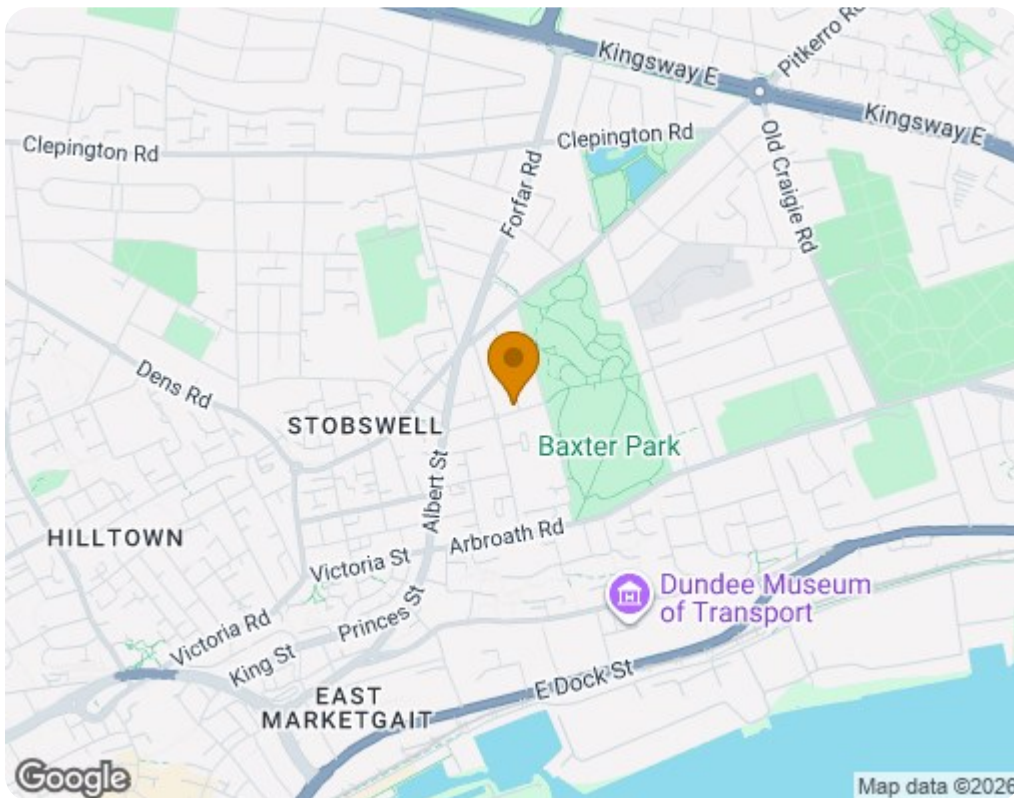
- One Generous Bedroom
- Gas Central Heating & Double Glazing



THIRD 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	