

Simple Approach



**41 Balgavies Avenue, Dundee
DD4 7QW**

Offers over £75,995

This ground floor flat on Balgavies Avenue, Dundee presents an excellent opportunity for first-time buyers, couples, or investors seeking a property with fantastic potential. While requiring some modernisation throughout, the property offers well-proportioned accommodation and the perfect chance to create a home tailored to individual tastes and requirements.

The accommodation comprises a bright and welcoming lounge, providing a comfortable living space ideal for relaxing or entertaining. The good-sized kitchen offers ample room for storage and workspace, while the property further benefits from a bathroom and a generous double bedroom.

Practical features include gas central heating and double glazing throughout, ensuring warmth and efficiency all year round. Externally, residents can enjoy access to a communal garden area as well as convenient on-street parking.

Situated within a popular residential area of Dundee, this property combines excellent potential with a convenient location, making it an appealing purchase for a wide range of buyers looking to step onto the property ladder or expand an investment portfolio.

Lounge

9'2" x 15'6" (2.80 x 4.73)

Kitchen

9'5" x 7'10" (2.88 x 2.39)

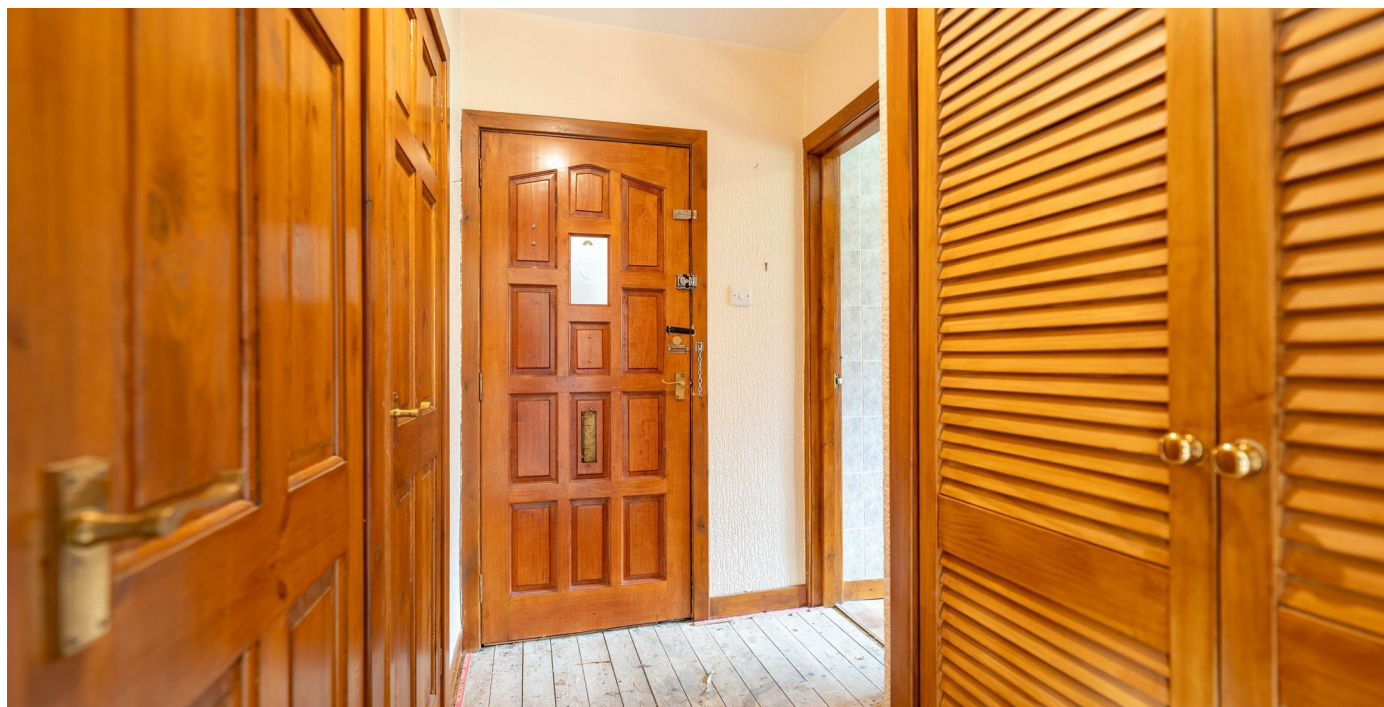
Bedroom One

11'0" x 8'9" (3.37 x 2.68)

Bathroom

5'0" x 9'0" (1.53 x 2.75)





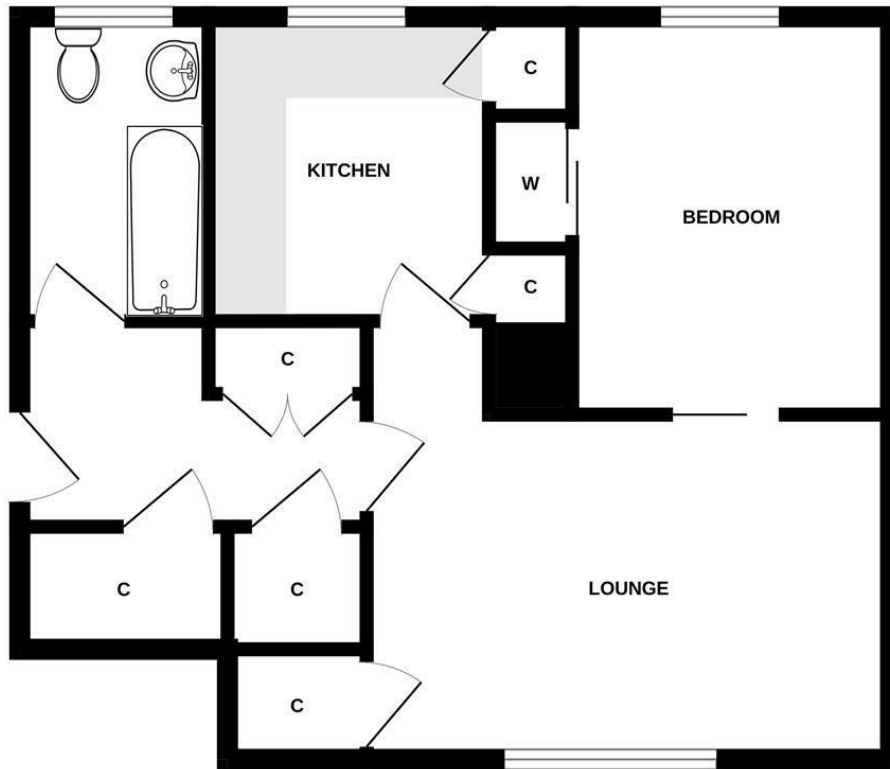
- Ground Floor Flat
- Good Sized Kitchen
- On Street Parking

- One Generous Bedroom
- Gas Central Heating & Double Glazing
- Bright Lounge

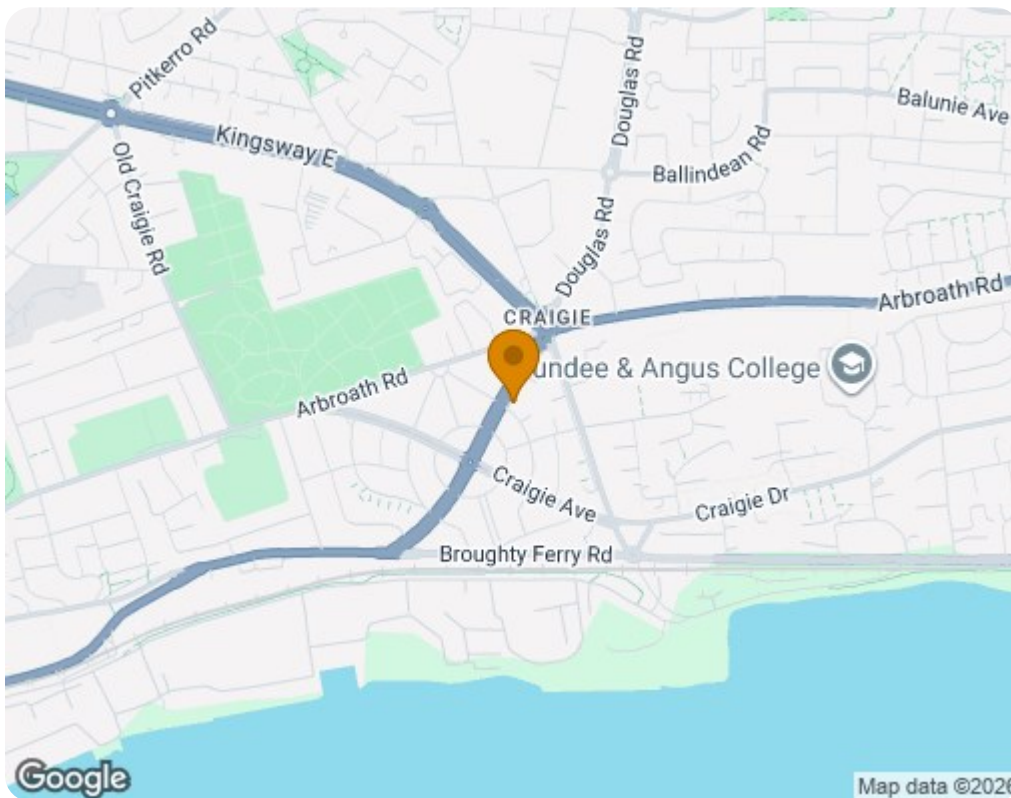
- Modernisation Required
- Communal Rear Garden
- Private Front Garden



GROUND 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			
(81-91) B			
(69-80) C			
(55-68) D		67	70
(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			
(55-68) D		73	77
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	