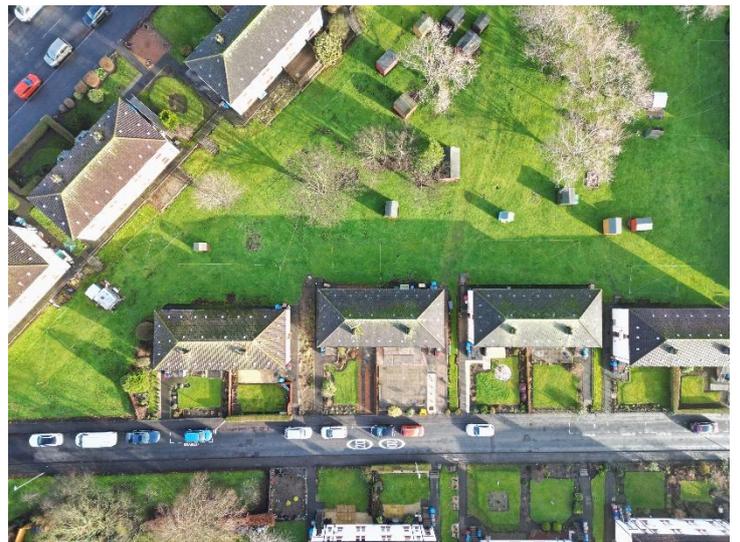




109 BALGAVIES AVENUE, DUNDEE, DD4 7QT
OFFERS OVER £110,000



Lawson, Coull & Duncan | 01382 227555

Solicitors, Notaries & Estate Agents

Reception@lawsoncoull.co.uk

www.lawsoncoullduncan.co.uk

HOME REPORT VALUATION	£110,000
------------------------------	-----------------

EPC RATING	C
-------------------	----------



Located within a well-established residential area of Dundee, this two-bedroom ground-floor flat offers comfortable accommodation with excellent access to a wide range of local amenities. Grocery stores, leisure facilities and regular public transport links are all close by, providing convenient connections to Dundee city centre and surrounding areas.

The property benefits from both front and rear garden ground, along with access to a shared drying green, making it particularly appealing for those seeking outdoor space.

Internally, the accommodation opens into an entrance vestibule with a useful storage cupboard housing the boiler. The spacious lounge is positioned to the front of the property and enjoys a southerly aspect, allowing for an abundance of natural light.

The kitchen is fitted with wall and base units and includes a freestanding cooker, washing machine and fridge freezer. The space is finished with a tiled splashback and tile-effect linoleum flooring for ease of maintenance.

The principal bedroom is generously proportioned and carpeted, with matching bedroom furniture available by separate negotiation. The second bedroom, currently utilised as a dining room, offers excellent versatility and could comfortably serve as a guest bedroom or home office.

The shower room has been finished with wet-wall panelling and linoleum flooring, and features an easy-access walk-in shower, wash-hand basin and WC.

Externally, the front garden is attractively landscaped with lawn and flower beds, while an additional paved and chipped area provides off-street parking. To the rear lies the shared drying green and a private garden area, complete with a traditional summerhouse with veranda — an ideal spot for relaxing or entertaining.

This is an excellent opportunity for a variety of buyers, including first-time purchasers, downsizers and investors. Early viewing is highly recommended to appreciate the space and potential on offer.



