



5c Balunie Avenue

Dundee DD4 8QH

Offers Over £65 000



Fabulous Investment Opportunity - Fully Letting Compliant. Investment Yield of over 9%

Two large Double Bedrooms

Bathroom With Bath And New Overhead Electric Shower

Convenient Location On Regular Bus Route With Bus Stop Right Outside

Generously Sized Living Room

Super Spacious Kitchen Leading Onto An Outside Balcony Overlooking The Garden Area

NEW TO THE MARKET. Offers Over £65 000. Great Investment property or large family sized flat. With a rental return on investment at over 9% per annum at a rental of £500pm, and fully letting compliant, this first floor, two bedroom flat is a definite must see. Centrally located with quick and easy access into the city centre, and with a bus stop right outside, this flat ticks all the boxes. Located within a well maintained block and with a functional secure access system, this large two bedroom flat also has a private and large external storage cupboard located on the landing outside as well as a private covered patio area located just off the kitchen. Accommodation consists of two double sized bedrooms, a spacious living room, bathroom with new overhead electric shower, and a super large kitchen. This property has a gas connection to the property, and features double glazing and electric heating throughout. Council Tax Band A.



Living Room 16' 6" x 11' 11" (5.02m x 3.62m)

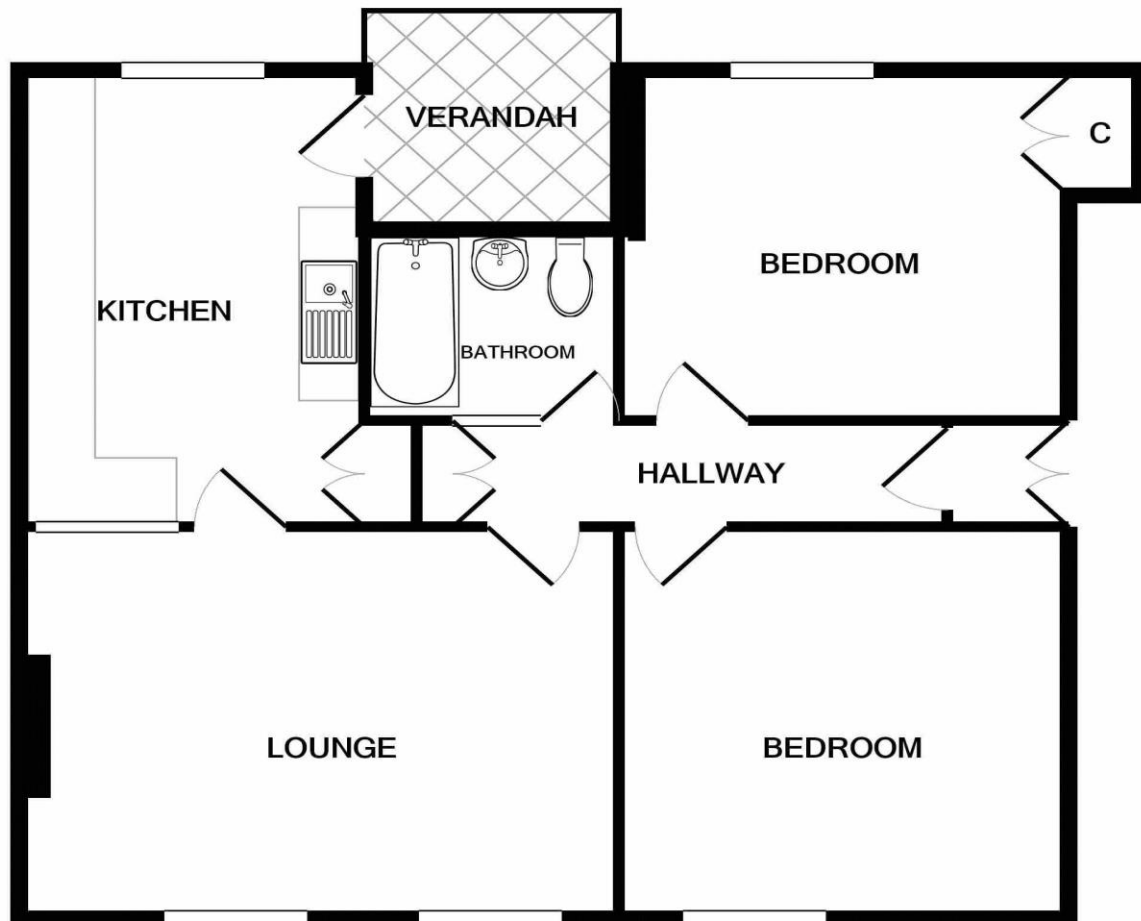
Kitchen 13' 9" x 9' 7" (4.18m x 2.91m)

Bathroom 6' 7" x 5' 7" (2.00m x 1.69m)

Bedroom 1 11' 11" x 11' 11" (3.64m x 3.63m)

Bedroom 2 11' 11" x 9' 11" (3.62m x 3.01m)

Hallway 11' 11" x 3' 5" (3.62m x 1.05m)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISEDDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

