



128d Logie Street, Dundee, DD2 2PY

Fixed Price £60,000

IDEAL FIRST TIME BUYER AND “BUY TO LET” INVESTMENT

Description

DESCRIPTION

128D Logie Road is a beautifully presented, bright and spacious first floor two bedroom flat located in a popular residential development not far from the town centre. The property is ideally located for easy access to shops, schools, leisure amenities and bus routes with the city centre, Ninewells and University campuses all within a short travelling distance.

The beautifully presented property has generous sized accommodation and has recently been refurbished. There are many attractive features, the spacious rooms are bright and welcoming. There is a newly fitted modern kitchen & bathroom. The property benefits from a well-maintained entrance close, new carpets and floor coverings throughout. Externally there are communal grounds to the rear, which together with the stairwell and landings are well maintained by the residents. Ninewells Hospital is located 2 miles away

DIRECTIONS

From Dundee Riverside Drive A85, take left turn onto Perth Road follow this road onto Ninewells Avenue, through the roundabout onto Glamis Road, turn right onto Ancrum Road, then before the traffic lights at the bottom of the hill take a left turn into Old Muirton Road then first right into Muirton Road, the entrance for the property is just before the “Second-Hand Shop” clearly visible by a Ballantynes sale board.

ACCOMMODATION

The main Front Door opens into the carpeted hallway with 2 separate storage cupboards (one double and one single) with doors off to:



Lounge

This is a large spacious bright and airy room at the front of the property. The lounge and dining room are separated by a decorative archway.

Dining Room

Again, a bright room at the front of the property, with ample room for a dining table and chairs.

Kitchen

A well-equipped modernised newly fitted kitchen with fitted wall and base units, stainless steel sink unit, Lamona electric 4 ring hob & oven with cooker hood fan above, plumbing for a washing machine.

Bathroom

The bathroom has been newly fitted and comprises: bath with electric Triton shower over bath, Partially tiled, WC, vanity unit with wash hand basin & extractor fan

Double Bedroom 1

A spacious bright and airy room at the back of the property with fitted wardrobe

Double bedroom 2

Another spacious room which benefits from 3 walk-in wardrobes

SERVICES

The property is served by mains electricity, mains water and mains drainage. There are electrical run radiators throughout the flat. Sky and Broadband are available.

EPC

Flat 128d has an EPC rating D

COUNCIL TAX

128d Logie Street is in Band A for Council Tax purposes.

FIXTURES & FITTINGS

Included with the flat are all newly fitted carpets and floor coverings

VIEWING

Viewing is strictly by appointment only by contacting the Sole Selling Agents, Ballantynes, Perth Office Tel: 01738 441825

Tenure



128D Logie Street, Dundee



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F	51	(21-38) F	
(1-20) G		(1-20) G	67
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland EU Directive 2002/91/EC		Scotland EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)	

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Ballantynes - Perth Office

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