



Balmore Street
Dundee, DD4 6SY

Rental £775 Monthly
2 Bedroom Flat / Apartment
Available 01 September 2024

Dymock Properties, Suite 8, Spalding House Business Centre, 90-92 Queen Street, Broughty Ferry, DD5 1AJ
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Opening Times: Mon 09.00 - 17.00 | Tue 09.00 - 17.00 | Wed 09.00 - 17.00 | Thurs 09.00 - 17.00 | Fri 09.00 - 17.00 | SatClosed | Sun Closed

Situation

Welcome to your new home! This stunning and spacious 2-bedroom flat offers everything you need for comfortable, modern living. Fully furnished with tasteful decor, this property is ready for you to move in and make it your own.

Key Features:

Spacious Living Area:

The open-plan living area is generously proportioned, providing ample space for both relaxation and entertaining. Large windows with double glazing allow natural light to flood the room, creating a warm and inviting atmosphere.

Modern Kitchen:

The contemporary kitchen is a chef's dream, equipped with high-quality appliances and plenty of counter space. Sleek cabinetry and modern finishes add to the overall stylish feel of the flat.

Two Comfortable Bedrooms:

Both bedrooms are spacious and well-appointed with modern grey carpet, ensuring a cozy and restful environment. Each room comes fully furnished, ready for you to settle in with ease. Both include built in wardrobe space

Stylish Bathroom:

The modern bathroom features elegant fixtures and a clean, minimalist design. It's the perfect space to unwind and refresh.

Ample Storage:

You'll never run out of space with large storage cupboards throughout the flat, keeping your home clutter-free and organized.

Heating:

Enjoy the comfort and efficiency of gas heating throughout the property, ensuring you stay warm during the colder months.

Communal Garden:

Step outside and enjoy the well-maintained communal garden, a lovely green space for relaxation and leisure.

Flooring:

The entire flat boasts modern grey carpet in the bedrooms and sleek laminate flooring in the living areas, combining comfort with easy maintenance.

This flat is perfect for those seeking a blend of contemporary style and convenience. Don't miss the opportunity to make this exceptional property your new home! Contact us today to arrange a viewing.

Stobswell lies less than 1 mile from the City Centre and benefits from access to a wide variety of local shopping and recreational facilities nearby which include the beautiful Baxter Park.

The city centre is within a short walk away hosting a larger selection of shops, bars and restaurants. There is an excellent local bus service running along Albert Street offering quick and easy access into the city centre and around Dundee.

Council Tax Band: A

EPC Rating: C

Landlord Registration Number: 1437297/180/24062

Letting Agent Registration Number: 2208009

Directions

Further Information

The deposit required is £875

Accommodation

All measurements are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	