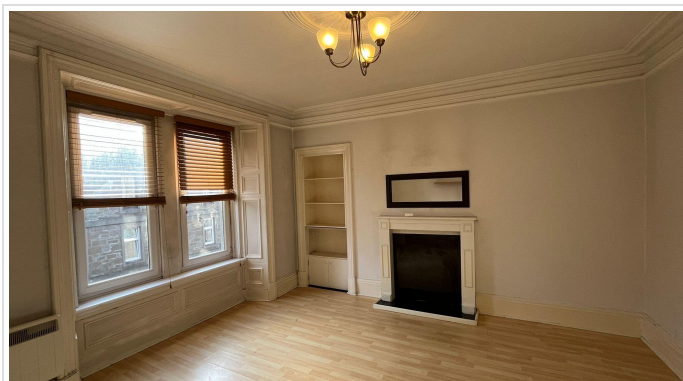


2 Bed Flat In Baldovan Terrace , Dundee, DD4 6NG

£76,999



Ref:14982





SHORT DESCRIPTION

Property Ref: 14982 The accommodation includes a large, inviting lounge that provides ample space for relaxation and entertaining. The fitted kitchen and bathroom add to the lovely period 2nd floor flat which also includes a separate toilet. The bathroom has a bath with shower over it. The property features two bedrooms, ensuring comfort and versatility. Ample on-street parking adds to the convenience, while the flats location within walking distance of most amenities and universities makes it an ideal choice for a wide range of buyers. Property Type: Flat Full selling price: £76999.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: B EPC rating: D Measurement: 656.599 sq.ft. Outside Space: Communal Garden Parking: On street Heating Type: Solar Water Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----



Bed Room(s)



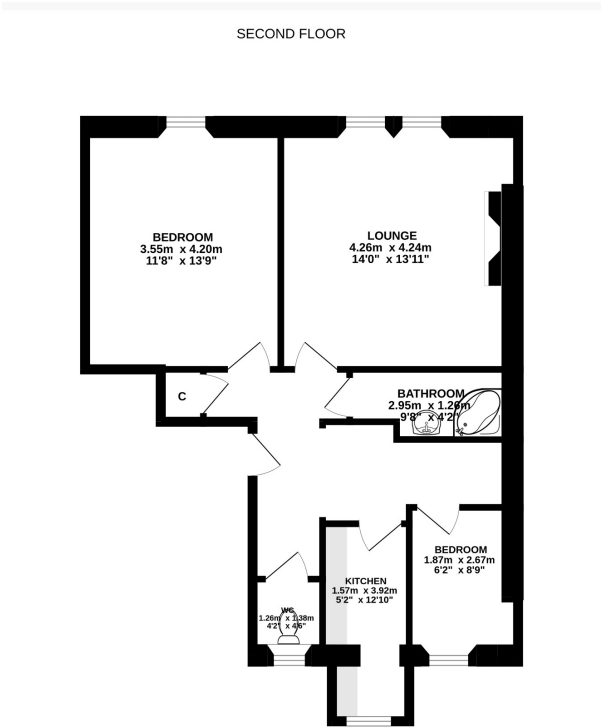
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Primary Energy Indicator: 432 kWh/m²/year

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£5,820	See your recommendations report for more information
Over 3 years you could save*	£3,849	

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

Very energy efficient - lower running costs



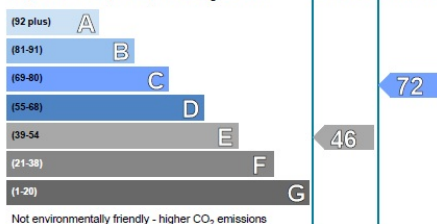
Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band D (63)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Very environmentally friendly - lower CO₂ emissions



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band E (46)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Top actions you can take to save money and make your home more efficient

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