

# Pavillion Properties

[www.pavillionproperties.net](http://www.pavillionproperties.net)



## Park Avenue

, Dundee, DD4 6PP

## Rental £700 pcm

1 bedroom Flat / Apartment available Now

86 Bell Street, Dundee, , DD1 1HN  
[info@pavillionproperties.net](mailto:info@pavillionproperties.net)

**01382 224446**

### Opening Times

Mon 09.00 - 17.00; Tues 09.00 - 17.00  
Wed 09.00 - 17.00; Thurs 09.00 - 17.00  
Fri 09.00 - 17.00; Sat Closed; Sun Closed

# Pavillion Properties

www.pavillionproperties.net

\* Furnished

\* Double Glazed

\* Electric

## Situation

Freshly refurbished ground floor property ideally situated close to local shops and supermarkets and on all major bus routes. With Baxter park only a three minute walk away this property is a further fifteen minute walk to both Universities and Dundee City centre as well as the Water front development which hosts a cinema / gym and further social attractions as well as the bus and train station. The property benefits from Double glazing and new electric heating. Uniquely designed in a walk in condition with all window coverings included. Household income must be £23,500 for applications to be considered with supported documentation and UK bank statements or guarantor with an income of £55,000. The property consists of : \* Fully fitted kitchen with integrated oven and induction hob and 70 / 30 Fridge freezer . Pots and pans and crockery / cutlery & glasses / kettle & toaster / utensils \* Bathroom with overhead shower and heated towel rail \* Hall cupboard with washer / dryer \* Living room with 50 " wall mounted TV - Suite and coffee table and Dining table. \* Double bedroom with bedside table and lamps \* Council Tax Band - A \* LL reg - 00997/180/10160 \* EPC - TBC

## Accommodation

### Bathroom

### Bedroom 1

Property Ref: inst-9881

All measurements are approximate.

## Further Information

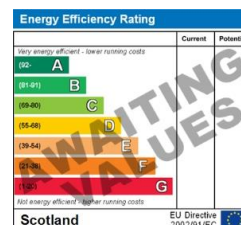
The deposit required is £700

The landlord is willing to rent this home to Employed, Self Employed, Student, Own Means, Retired, Company

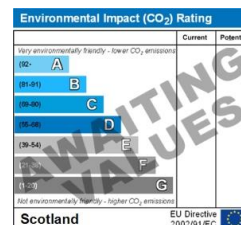
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



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 Creation Date: 02/08/2025

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Pavillion Properties, 2025. Pavillion Properties Registered in Scotland No.