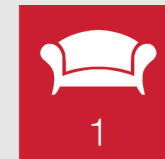




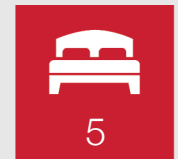
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11 Springfield

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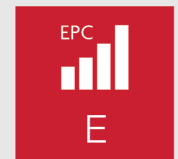
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2



E



Summary

Offering wonderfully light and airy accommodation arranged over three floors and filled with lovely period features, this mid-terraced five-bedroom, two-bathroom (plus a separate WC) townhouse is situated on one of the most sought-after streets in Dundee's highly desirable West End. With an HMO license and ideal University campus location, this property provides a lucrative investment opportunity. Alternatively, this spacious townhouse, with high ceilings and a lawned garden, would make a glorious family home. Outstanding amenities are easily accessible from the home including high street stores and independent retailers, transport links and open spaces. Extras: All fitted floor coverings, window coverings, and light fittings will be included in the sale.

Features

- Mid-terraced Georgian townhouse in Dundee's West End
- University campus location
- Proven investment opportunity with HMO until September 2025
- Listed building within a conservation area
- Fantastic potential to be a stunning family home
- Generous dining kitchen and separate utility room
- Large living room
- Five well-proportioned double bedrooms
- Bathroom and separate shower room
- Good-sized, southwest-facing rear garden
- Unrestricted on-street parking
- GCH and traditional sash-and-case windows



"This five-bedroom, two-bathroom townhouse is sure to appeal to a wide range of buyers."



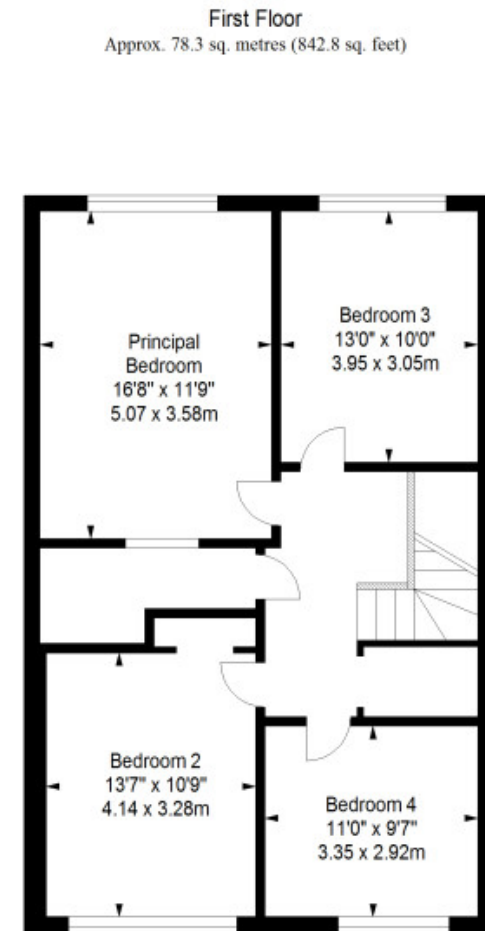
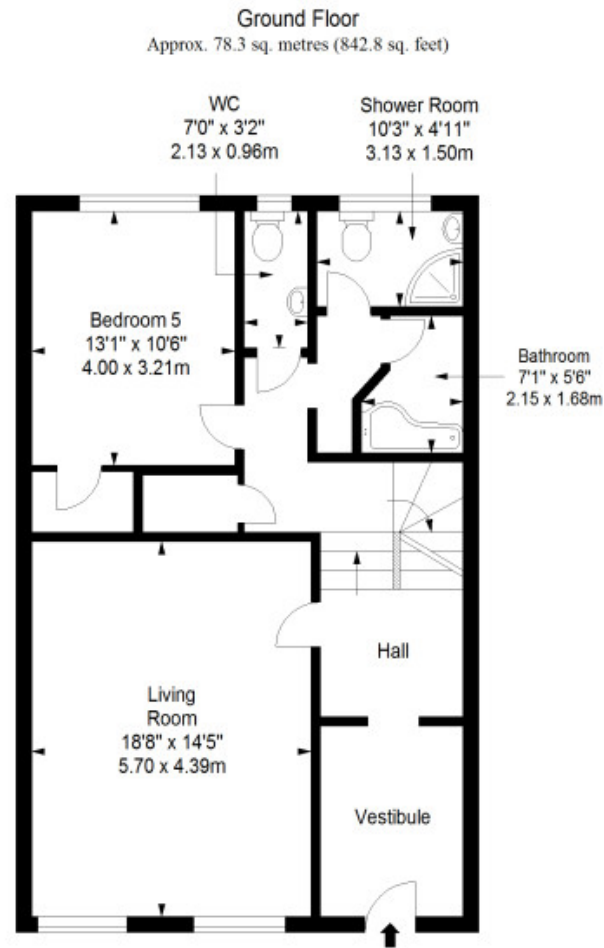
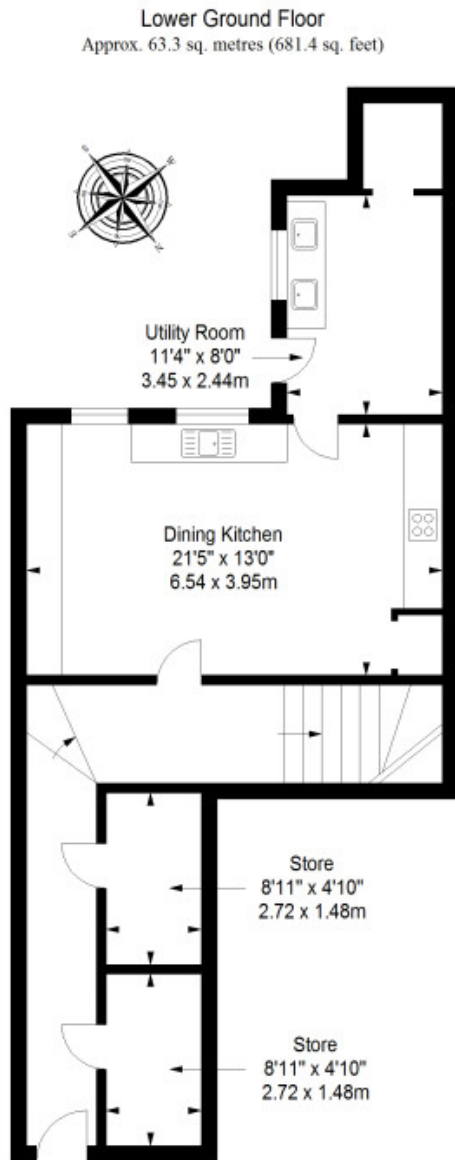




"The home is ideally positioned for swift access to the city's outstanding amenities."



Floorplan



Total area: approx. 219.9 sq. metres (2367.0 sq. feet)



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