



**13 Wellington Street, Dundee, DD1 2PX**

**Offers Over £140,000**

Contact Solicitors for an  
appointment to view or telephone  
seller direct outwith office hours

**07710179294**

**Chamber Practice** 



- **Quiet Location within Walking Distance of City Centre**
- **2 Public Rooms**
- **Kitchen**
- **Bathroom**
- **Cloakroom**
- **3 Double Bedrooms**
- **Period Features**
- **Double Glazing**
- **Gas Central Heating**
- **Excellent Storage Facilities**
- **South-Facing Front Garden**
- **Drying Green**
- **Upgrading Required**

Excellent opportunity to purchase this extremely spacious lower apartment forming the ground floor of a divided detached villa situated in a quiet location within walking distance of all City Centre amenities, Universities, Bus and Rail Stations.

Accommodation comprises: entrance vestibule; hallway with storage cupboard and connecting doors to lounge, sitting/dining room, two bedrooms and bathroom; bright and spacious lounge with windows to front and side, fireplace and storage cupboard; dining room with fireplace, storage cupboard and connecting door to kitchen which has fitted base units and wall mounted storage cupboards and connecting door to inner hall; spacious master bedroom with windows to front and side, fireplace and large storage cupboard; two further double bedrooms, one with built in storage facilities; and modern bathroom with fitted toilet/vanity unit and shower bath with mains fed shower over, full wet-wall panelling and heated towel rail. Externally there are large south-facing private gardens to front, drying green to side and communal garden to the rear with 2 storage cellars.

Benefits include generously proportioned rooms, double glazing, gas central heating and period features.

This particular property, whilst in need of a degree of upgrading, would make an ideal family home and early viewing is recommended.



Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.





GROUND FLOOR



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