



2/1, 3 BELLEFIELD AVENUE, DUNDEE, DD1 4NG
OFFERS OVER £205,000



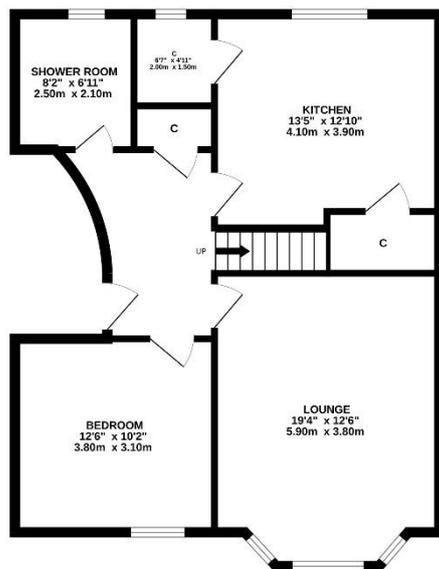
The property is a four-bedroom second floor maisonette located on Bellefield Avenue in Dundee. Located only a short walk away from the Perth Road and Magdalen Green, the property is perfectly situated for city living. There is easy access to both Dundee and Abertay Universities, amenities, and excellent transport links. The property benefits from its high ceilings, sought after location, communal garden and views towards the River Tay.

The flat enters to the hallway, providing access to the lower level of the accommodation. The lounge to the front of the building benefits from a large bay window allowing for ample natural light to enter the space and providing views down to the rail bridge and park. The space also features a wooden fire surround with a stove as well as a decorative cornice and ceiling rose. The spacious kitchen is floored in linoleum and has been fitted with base units and a breakfast bar. A large window above the sink creates a light and airy atmosphere. The room also has a large pantry and leads to a small utility room which houses the boiler. The first double bedroom on the lower level also features a decorative cornice and ceiling rose as well as a wooden fire surround and cast-iron insert with tiled panels. Also on the lower level is a shower room fitted with a cubicle shower, pedestal sink and w.c.

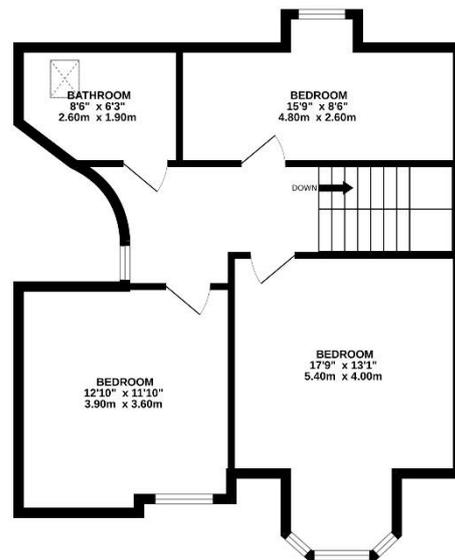
The upper level of the accommodation is in the attic level of the tenement and consists of a large landing, three bedrooms and a bathroom. The first double bedroom to the left of the stairs is spacious and features a further traditional fireplace and bay window. The second double bedroom upstairs is also of an adequate size and provides views down to the River Tay. The remaining bedroom has a window to the rear and may be used as a cozy home office.

This is a brilliant opportunity to purchase a property in an excellent location. Early viewing is highly recommended to fully appreciate this property.

ENTRANCE FLOOR



TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

