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Offers Over £160,000








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1/1, 29, Seymour Street,  
Dundee, DD2 1HA



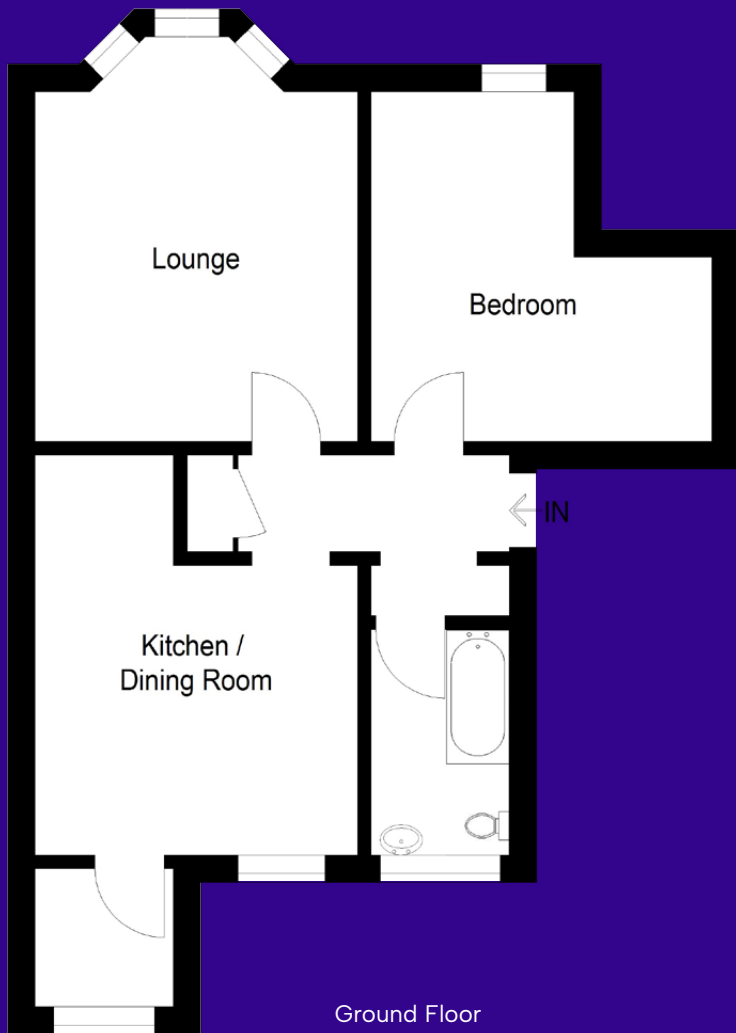
- First Floor Apartment
- Dining/Kitchen
- Shared Drying Green
- West End Location
- Bedroom
- Living Room
- Bathroom

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We are delighted to offer to the market this highly desirable and extremely well presented traditional first floor apartment. The property is particularly well located lying within one of the most sought after areas of the west end of Dundee lying close to all the wonderful amenities to be found within the Perth Road. It is ideally located for easy communications for both universities also. The subjects feature fine elevated views to the front across the rooftops towards the Tay and the accommodation comprises; entrance hallway with large useful store and cloaks cupboard, feature lounge, bedroom, spacious dining kitchen, utility room and bathroom.





Ground Floor

The property retains many fine original features making viewing absolutely essential. The lounge features a bay window to the front making the most of the fine views. There is an attractive fireplace with timber over mantle and tiled hearth and surround. The dining kitchen is equipped with contemporary fitted wall and floor units including a four burner hob, oven, dishwasher and fridge freezer. This area provides room for table and chairs. The bedroom has a double glazed window to the front with fine views and a lovely ornate picture rail and cornice work. The bathroom lies off the hallway with three-piece suite, shower and extensive tiling. There is a useful utility room lying off the kitchen and all white goods are to be included within the sale price.

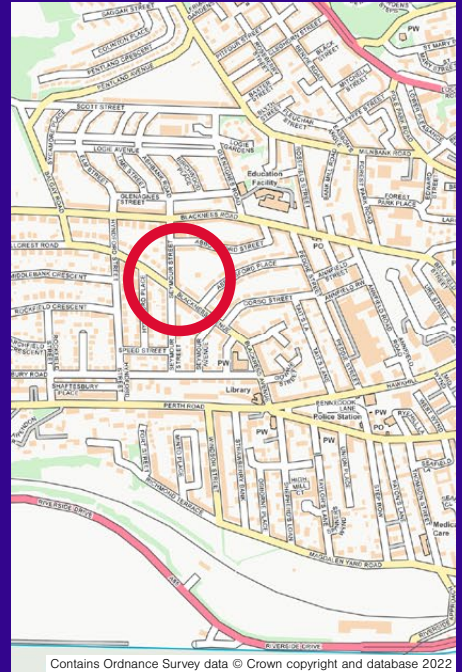
The accommodation is adaptable and has been used in the past with the living room as bedroom two. The sitting area being relocated within the kitchen.

To the rear of the property there is a shared drying green and useful shed. Gas fired central heating is installed backed up by double glazing.

This is a particularly attractive and comfortable flat making internal viewing essential.

## Accommodation (measurements are approx)

Living Room	3.18m x 4.43m	(10'5" x 14'6")
Dining/Kitchen	3.80m x 5.07m	(12'6" x 16'8")
Bedroom	4.33m x 4.70m	(14'2" x 15'5") at largest
Bathroom	1.52m x 3.85m	(5'0" x 12'8")



## Aberdeen

6 Bon Accord  
Square, Aberdeen  
AB11 6XU

Tel: 01224 452750

## Dundee

30 & 34 Reform Street  
Dundee  
DD1 1RJ

Tel: 01382 342222

DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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