

Connelly Yeoman



84 (2/0) PEDDIE STREET, DUNDEE DD1 5LT

SECOND FLOOR FLAT



Key Features

- Spacious and well presented Second Floor Flat, with HMO Licence
- Located in the popular West End within easy reach of Dundee & Abertay Universities
 - Electric Heating and Double Glazed Windows
- Security entry system, mutual garden area to the rear



OFFERS OVER
£135,000

Property Description

This bright and spacious SECOND FLOOR FLAT (2/0) is ideally situated within the popular West End of Dundee, close to most central amenities and services, and within easy walking distance of both Dundee and Abertay Universities. An excellent investment, the property has been well maintained and enjoys the benefits of an HMO licence for three individuals, Roite electric heating system, double glazed windows and a security door entry system.

The apartment has operated as a three roomed HMO property for many years with high levels of continuing occupation and a substantial appreciation in rental levels achievable in the vicinity in recent years. There remains a strong demand for accommodation within the area particularly due to the close proximity to the local universities, but also the amenities readily available in the popular West End of the city.

The washing machine and cooker are included in any sale but no warranties will be given thereon.

Outside, to the rear of the building, there is access to an enclosed secure communal garden/drying area.

ACCOMMODATION:

ENTRANCE HALLWAY, 3 BEDROOMS, KITCHEN & BATHROOM

ENTRANCE HALLWAY:

Enter into the Hallway, which has built-in cupboards housing the Electric meter and fuse box. Security entry system controls. There is an Electric Radiator and storage area. Access into the Lounge or third Bedroom.

BEDROOM 3/LOUNGE:

Approx. 17'6 x 15'5. A very spacious room, which could be used as a third Bedroom with an HMO licence, with a front-facing window. Arched alcove area. Electric Radiator.

KITCHEN:

Approx. 11'9 x 13'4. The Kitchen is fitted with base and wall mounted units, worktop surfaces incorporating a stainless steel sink and mixer tap. **Kitchen appliances to include an Electric Cooker, Automatic washing machine are included in the sale but no warranties will be given thereon.** Space for the water tanks.



BATHROOM:

Approx. 6'6 x 7'2. Comprising a three piece white bathroom suite with an over the bath Electric shower, finished with wet wall panels. Extractor fan.

BEDROOM 1:

Approx. 18' x 17'5. A generously proportioned main Bedroom, with ample space for furnishings, a front-facing window. Electric Radiator.

BEDROOM 2;

Approx. 13' x 12'8. Another spacious Bedroom with a rear-facing window. There is a large walk-in wardrobe/dressing area (measuring approx. 7'10 x 5') or this area could be utilised as office/home study space. Electric Radiator.

EXTERNAL: At the rear of the building there is access to a mutual drying area.

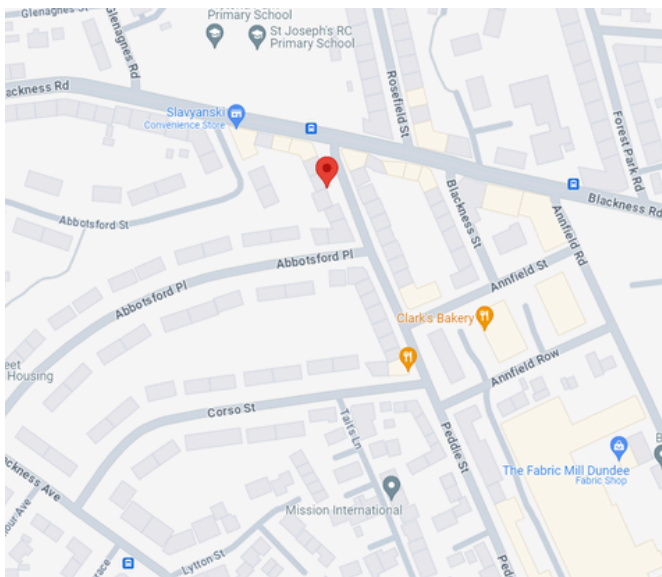


Property Professionals

SECOND FLOOR
71.0 sq.m. approx.



TOTAL FLOOR AREA: 71.0 sq.m. approx.
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 misstatement. They give the dimensions in metres only and should be used as such for any prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

**Connelly
Yeoman**

tspc

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