



**Thorntons**   
The right way to move

G/I, 13 Bellefield Avenue,  
Dundee DD1 4NH





## Summary

Spacious ground floor apartment located in the sought-after West End of the city. The location offers immediate access to a number of local amenities including Perth Road, Ninewells Hospital, City Centre, both universities, bus routes and train station. Comprises spacious lounge, kitchen, bathroom and two double bedrooms. Attributes includes gas fired central heating, double glazing, floor coverings and ample storage throughout the property. Externally there is the benefit of a communal garden with drying area. The subject property is suitable for a variety of buyers and early viewing is highly recommended.

---

## Features

- Ground Floor Apartment
- Popular Central Location
- Lounge
- Kitchen
- Bathroom
- 2 Bedrooms
- Council Tax Band B
- Shared Garden Grounds
- On street parking
- EPC D

## Room Measurements

Lounge: 18' 4" x 12' 2" (5.59m x 3.71m)  
Kitchen: 11' 4" x 5' 2" (3.45m x 1.57m)  
Bathroom: 6' 1" x 5' 8" (1.85m x 1.73m)  
Bedroom: 11' 4" x 9' 3" (3.45m x 2.82m)  
Bedroom: 13' 8" x 8' 0" (4.17m x 2.44m)





## Our Branches

### **ANSTRUTHER**

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### **ARBROATH**

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### **BONNYRIGG**

3-7 High Street, Bonnyrigg, EH19  
2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### **EDINBURGH**

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### **CUPAR**

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### **DUNDEE**

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeesea@thorntons-law.co.uk

### **FORFAR**

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### **MONTROSE**

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseea@thorntons-law.co.uk

### **PERTH**

7 Whitefriars Crescent, Perth, PH2  
0PA  
01738 443456  
perthea@thorntons-law.co.uk

### **ST ANDREWS**

17-21 Bell Street, St Andrews, KY16  
9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@ThorntonsProperty



@ThorntonsPS