



**Thorntons**  
The right way to move

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







## Summary

This is an excellent opportunity to purchase this ground floor flat which is situated in the heart of the popular West End. Ideally located for Dundee University and a short walk to Dundee City Centre, shops, bars, restaurants and transport links. The subjects are a few meters away from Magdalen Green and the Tay Estuary. Comprises spacious lounge, kitchen, bathroom and two bedrooms. 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
- 2 Bedrooms
- Bathroom
- EPC D
- External storage cupboard
- Shared Garden Grounds
- On street parking

## 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)







# Floorplan



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.

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