



**G/1, 3 BELLEFIELD AVENUE, DUNDEE, DD1 4NG
OFFERS OVER £150,000**



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HOME REPORT VALUATION £150,000

EPC RATING

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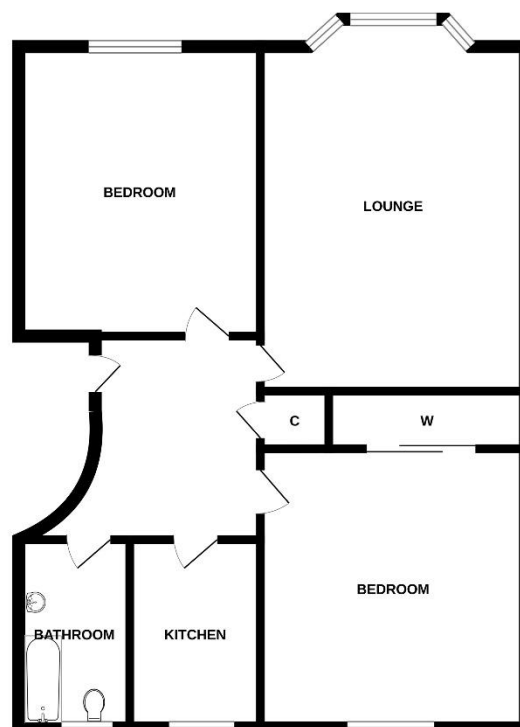


This two bedroomed ground floor flat is situated in Bellefield Avenue, Dundee, a short walk away from the Perth Road and Magdalen Green. The property is perfectly situated for city living and there is easy access to both Dundee and Abertay Universities, the west-end amenities, and excellent transport links. The property benefits from high ceilings, sought after location, communal rear garden as well as full double glazing, gas central heating and laminate flooring throughout.

The flat enters to a large open hallway, providing access to all accommodation, and has ample space for a table and chairs. The large lounge benefits from a 3-sided bay window, providing ample natural light, and also has a feature, ornate fireplace. The kitchen is fully fitted with modern wall and base units including an integrated electric oven, gas hob and extractor hood. A large window above the sink creates a light and airy atmosphere. The first double bedroom, to the rear of the property, includes a triple storage wardrobe, and the second double bedroom is to the front of the property. The attractive bathroom consists of a three-piece white bathroom suite with Mira Sport electric shower over the bath, and wet wall surround.

This is an excellent opportunity to purchase a property in a sought-after location. Early viewing is highly recommended.

GROUND 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.
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