



lindsays

Flat 3L, 4 Bellefield Avenue
Dundee, DD1 4NQ

"A spacious period style maisonette flat in the heart of the desirable West End boasting stunning west facing views"

- Hallway
- Lounge
- Kitchen/Diner
- Utility Space
- 3 Double Bedrooms
- Bathroom
- Shower Room
- Double Glazing
- Gas Central Heating
- Secure Entry
- Shared Drying Green

EPC Rating C

OFFERS OVER £180,000



Description

Lindsays are delighted to offer to the market this spacious three bedroom maisonette apartment which is located in the heart of the vibrant West End of Dundee close to the iconic Magdalen Green and Dundee University. This lovely apartment is in move in condition throughout and retains many period features including coving and bay window. Practical benefits include double glazing, gas central heating and a secure entry. Included in the sale are the entire contents of the property.

The accommodation on the first floor comprises a well appointed lounge featuring a bay window, generous kitchen/diner with integrated oven and hob, freestanding fridge freezer and a utility space hosting a washing machine, good sized double bedroom and the bathroom with shower attachment over the bath. Moving to the upper floor there are two large double bedrooms both with fabulous west facing views over the river and beyond and a useful shower room. Externally there is a shared drying green at the rear and parking is available on street and in a local car park.

The property has been well maintained and subject to the relevant consents may be suitable as an HMO.

This lovely property will suit a variety of buyers and we strongly recommend viewing to fully appreciate the accommodation on offer.

Area

Dundee's West End boasts the Cultural Area of Dundee and is home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. The University of Dundee and Duncan of Jordanstown Art College are located on the vibrant Perth Road which offers an eclectic mix of bars, restaurants and boutique shops. The iconic Magdalen Green and Botanic gardens are ideal for peaceful walks and reflection. The renowned Ninewells Teaching Hospital is located on the western edge and there are excellent transport links with the A90 Dual Carriageway, Railway Station and Airport.

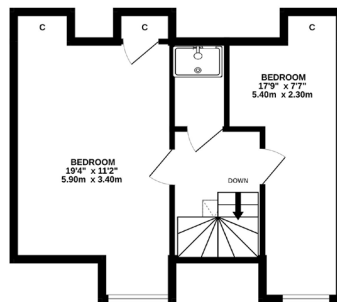
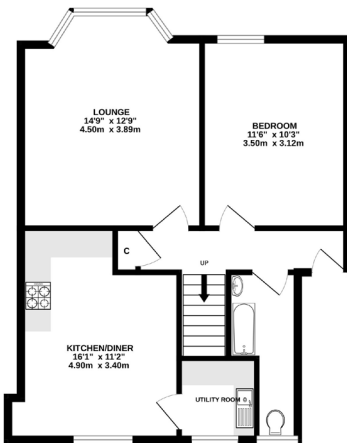
Viewing

By appointment through Lindsays on 01382 802050



3RD FLOOR

4TH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.