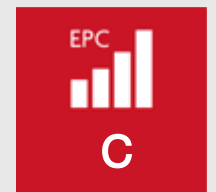
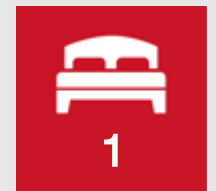
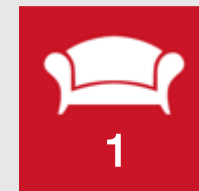




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G/1 52 Roseangle, Dundee
DD1 4NB





Summary

Nestled in the heart of the ever-popular West End, this charming ground-floor maisonette offers a blend of character, comfort, and convenience making it an ideal home for a range of buyers. The accommodation comprises a bright and spacious lounge along with a stylish modern kitchen fitted with a range of wall and base units. A well proportioned bedroom with a deep walk-in storage/wardrobe. There is a well-appointed bathroom complete with a three-piece suite as well as a separate WC. Additional features include gas central heating, secondary glazing and excellent storage facilities. Externally, residents can enjoy the benefit of a private external cellar, a communal garden with drying area and readily available on-street parking nearby.

Features

- Prime West End location
- Ground Floor Maisonette apartment
- Lounge
- Kitchen
- Bedroom
- WC
- Bathroom
- GCH; EPC - C
- External Cellar
- Shared Garden

Room Measurements

Lounge: 13'8 x 13'1 (4.18m x 4.00m)

Kitchen: 8'6 x 8'6 (2.60m x 2.60m)

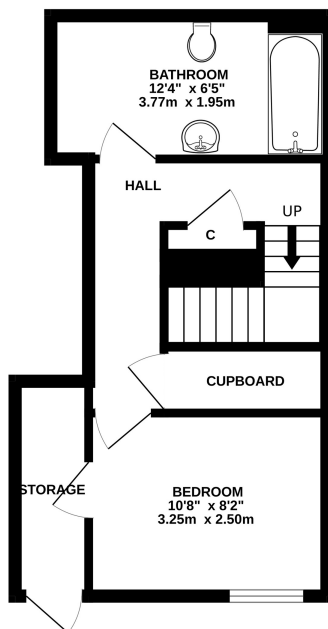
Bedroom: 10'8 x 8'2 (3.25m x 2.50m)

Bathroom: 12'4 x 6'5 (3.77m x 1.95m)

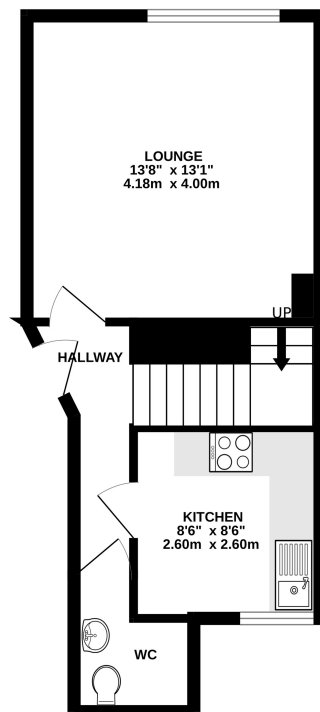


Floorplan

BASEMENT



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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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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