






G/R 3 Bellefield Avenue
Dundee, DD1 4NG



A beautiful two bedroom ground floor period style apartment in the heart of the vibrant West End

 2 Bed  1 Bath  1 Reception

Set within the ever popular West End of Dundee and just a stone's throw from the iconic Magdalen Green this handsome period style ground floor apartment will be an ideal home for a variety of buyers including those looking for their first home. The property is in move in condition and practical benefits include double glazing, gas central heating and a security alarm. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob, freestanding washing machine and fridge freezer in the kitchen and both bedroom wardrobes. All furniture and curtains can be available by separate negotiation.

On entering the apartment you will be impressed by the spacious hallway with curve wall. The elegant lounge/dining room features a bright west facing bay window, open fireplace and period style coving. There are two good sized double bedrooms, galley style compact kitchen and the bathroom which benefits from both a bath and separate shower cubicle.

Externally at the rear lies a communal garden area. On street parking is available on Bellefield Avenue and a car park lies close by.

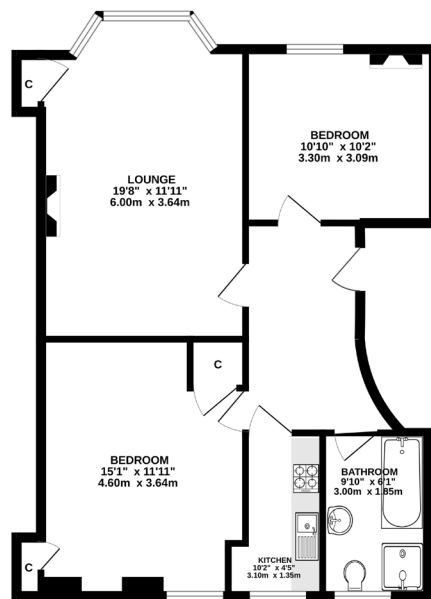
This lovely apartment can only be fully appreciated by viewing which is highly recommended.

Features

- Hallway
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Security Alarm
- All Furniture available by negotiation
- Shared Gardens
- EPC Rating – C

Fixed Price £160,000

GROUND FLOOR



While 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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given.
Made with Floorplan 12/23



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 Jordanstone 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.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

☎ 01382 802050

✉ dundeeproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's 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.