



**Offers Over: £310,000**

**23 Rockfield Street  
Dundee DD2 1LD**

***Andrew G. Manderson & Co.***

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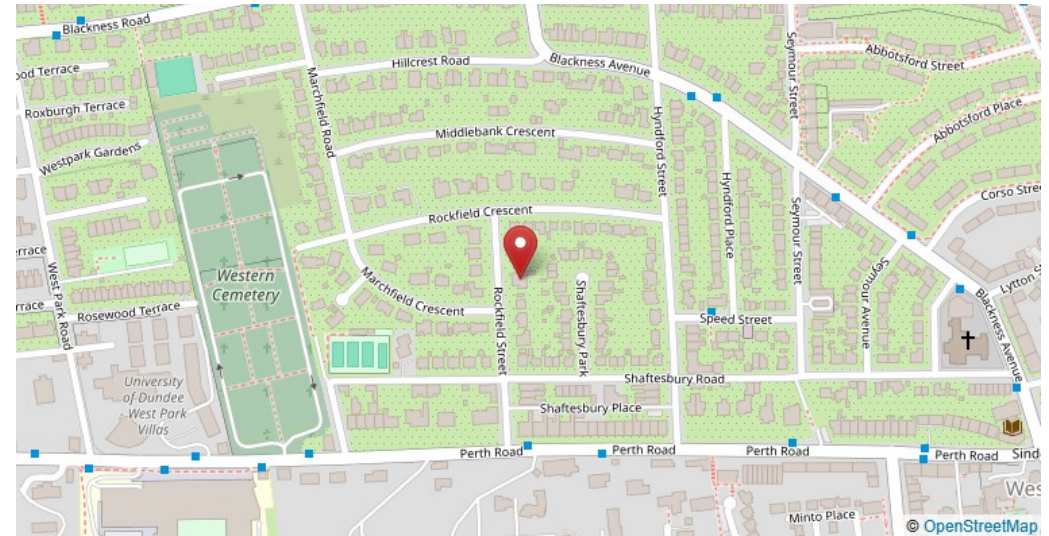
## Overview

Offered for sale is this impressive two bed ground floor flat forming part of a beautiful Edwardian villa which is situated within a quiet residential street in the prestigious West End of Dundee.

Retaining much of its original character and period details, the property has been sympathetically extended in the past to enhance the already generously proportioned accommodation. Furthermore it is set within substantial privately owned garden grounds with the additional benefit of a driveway and double garage which affords ample off street parking for multiple vehicles.

Internally, the vestibule opens into the welcoming reception hall, making an instant impression with the inner door featuring eye-catching Arts & Crafts stained glass panes and fanlight. The spacious front lounge enjoys a warm and bright westerly aspect with the large bay window receiving the afternoon sunlight, while the sitting/dining room to the rear of the property provides a pleasant additional living space. The stylish kitchen extension incorporates modern fitted units, a dual fuel range cooker, integral dishwasher and a dining area with floor-to-ceiling French windows and doors leading outside to the rear garden. A three piece suite bathroom and two good-sized double bedrooms (one with en-suite) complete the accommodation. Practical attributes include gas central heating and security alarm system.

A superb opportunity to acquire a family home of this type and character within a highly desirable neighbourhood. Early viewing is highly recommended.



## Location

The property is perfectly placed for easy access to Dundee City Centre, the University Campuses, Ninewells Hospital and a range of key amenities and services including schooling, recreational attractions and public transport links. The vibrant Perth Road shopping area is also within walking distance and offers an excellent variety of independent retailers as well as popular bars, cafés and restaurants.

## Extras

All kitchen white goods, chandeliers and light fittings, curtains, blinds, carpets, floor coverings and the large hall mirror are included in the sale. Some additional furniture and decorative items may be available by separate negotiation.

## Viewing Enquiries

Weekdays 9.00am to 5.00pm – Please contact Solicitor on 01382 200840

Contact during evenings and weekends only – 07860 412310

## Home Report Valuation: £310,000

Access the [Home Report](#)

EPC Rating – D Council Tax Band – E







## Room Dimensions

Vestibule	7'1" x 6'3"	2.16m x 1.90m
Hall	21'7" x 6'3"	6.58m x 1.90m
Front Lounge	20'5" x 16'1"	6.22m x 4.90m
Sitting/Dining Room	13'10" x 12'2"	4.22m x 3.71m
Kitchen	29'11" x 9'9"	9.12m x 2.97m
Bathroom	11'3" x 4'10"	3.43m x 1.47m
Front Bedroom	16'5" x 14'8"	5.00m x 4.47m
Rear Bedroom	13'5" x 11'8"	4.09m x 3.56m
En-suite	13'8" x 5'5"	4.16m x 1.65m



*All measurements are approximate and given for descriptive purposes only and no guarantee is provided as to their accuracy. Prospective purchasers should note their interest in the property with Andrew G. Manderson & Co. to ensure that they receive intimation of any closing date. The Seller reserves the right to withdraw the property at any time or to sell without fixing a closing date. No responsibility is taken for expenses incurred should the property be sold or withdrawn before or after inspection. Disclaimer: Whilst these Particulars are believed to be correct they are not guaranteed by TSPC or the Solicitor and they do not form part of an offer to sell.*

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