



**Thorntons**   
The right way to move

1/R, 9 Bellefield Avenue,  
Dundee DD1 4NG





## Summary

We are delighted to bring to the market this bright and spacious first floor apartment situated in the heart of the popular West End. The lounge/diner with bay window boasts many traditional features. The kitchen has a plentiful range of fitted units, bathroom with three piece suite and two double bedrooms both benefitting from fitted mirrored wardrobes. Attributes include gas fired central heating, double glazing and ample storage throughout the property. Externally there is the benefit of a lovely communal garden with drying area. This property would make an ideal purchase for many including the property investor. It's fully compliant with Scottish Rental Legislation and in a much sought after area for renting. All furniture is negotiable separately.

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## Features

- First floor Apartment
- Popular West End Location
- Spacious and bright lounge
- Kitchen
- 2 Double Bedrooms
- Bathroom
- GCH; DG; EPC - D
- Well-maintained communal garden
- On-Street Parking

## Room Measurements

Lounge/Diner: 18'1 x 13'10 (5.50m x 4.22m)

Kitchen: 9'9 x 5'11 (2.97m x 1.80m)

Bedroom: 15'9 x 10'6 (4.81m x 3.20m)

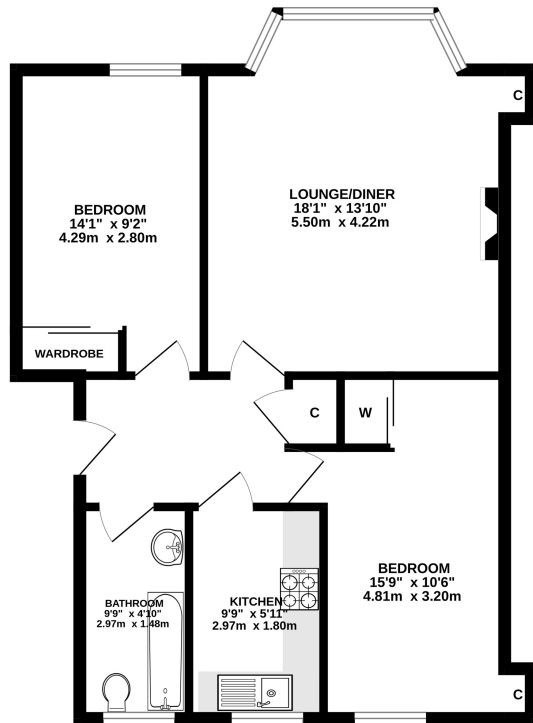
Bedroom: 14'1 x 9'2 (4.29m x 2.80m)

Bathroom: 9'9 x 4'10 (2.97m x 1.48m)



# Floorplan

1ST 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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