



13, 2/R Bellefield Avenue, Dundee, DD1 4NH

Offers Over £140,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



Situated within a traditional Victorian tenement in a sought after West End location this beautifully presented two bedroom second floor apartment offers generous proportions, period character and modern convenience, making it an ideal home for first-time buyers, professionals, downsizers or investors.

The welcoming entrance hallway provides access to all accommodation and leads into the impressive open plan lounge, dining and kitchen area. Enhanced by a striking bay window, this bright and spacious living space is flooded with natural light and provides the perfect setting for both relaxing and entertaining. The contemporary fitted kitchen features a range of integrated appliances, seamlessly combining style with practicality.

The property boasts two well-proportioned double bedrooms, each benefiting from built-in wardrobes/storage facilities, ensuring ample space for modern living and a particularly spacious bathroom which is fitted with a contemporary suite and includes a cleverly designed utility cupboard with mirrored doors, providing discreet laundry facilities and additional storage.

Further benefits include double glazing and gas central heating, ensuring comfort and energy efficiency throughout the year.

Externally, residents enjoy access to a well maintained communal drying green and on-street parking is readily available.

Ideally positioned within walking distance of Dundee city centre, universities, shops, cafés, restaurants, public transport links and a wide range of local amenities, this superb apartment combines the elegance of Victorian architecture with the convenience of modern living.

- **Beautifully Presented Victorian Apartment**
- **Sought After West End Location**
- **Walking Distance of all City Centre Amenities**
- **Hallway**
- **Open Plan Lounge/Kitchen/Dining with Bay Window**
- **Modern Kitchen With Integrated Appliances**
- **Spacious Bathroom With Utility Cupboard**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Period Features**
- **Move In Ready**
- **Well Maintained Drying Green**
- **Ideal for First Time Buyers and Investors**
- **Early Viewing Essential**



Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.





Included in the sale are all floor coverings, window blinds where fitted, integrated hob, oven and fridge freezer.