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**2/R, 12 BELLEFIELD AVENUE, DUNDEE, DD1 4NJ**  
**OFFERS OVER £150,000**

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**LCD**

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HOME REPORT VALUATION    £150,000

EPC RATING                            C



This well presented two-bedroom second floor flat is situated within the sought after West End area of Dundee, ideal for city living. The subjects are a few meters away from Magdalen Green and a short walk from Dundee City Centre, both Universities, many amenities and transport links. The property benefits from high ceilings, double glazing, gas central heating and on street parking.

The flat opens to a carpeted hallway which provides access to all rooms within the property along with a storage cupboard. The generously sized lounge benefits from a South-East facing window providing ample natural light. The room is suitably sized to allow for a dining area as well. The main features of this room are the gas fireplace and beautifully detailed cornice and centre rose. The kitchen is fully fitted with wood effect wall and base units, laminate flooring and tiled splashback. The room is finished with an integrated stainless-steel sink, gas hob and double oven. The washing machine and fridge freezer are included within the sale.

The double bedroom is spacious allowing for plenty storage units and is finished with a cornice. The second bedroom benefits from an alcove with shelves and the South-West facing window which provides views towards to the River Tay. The sleek shower room is fitted with laminate flooring and partially tiled walls. The room includes a wash-hand basin, WC, shower cubicle and stainless-steel heated towel rail.

To the rear of the property is an attractively landscaped communal drying green with lawn and mature shrubs.

This would be an ideal property for a first-time buyer or property investor. Early viewing is highly recommended.

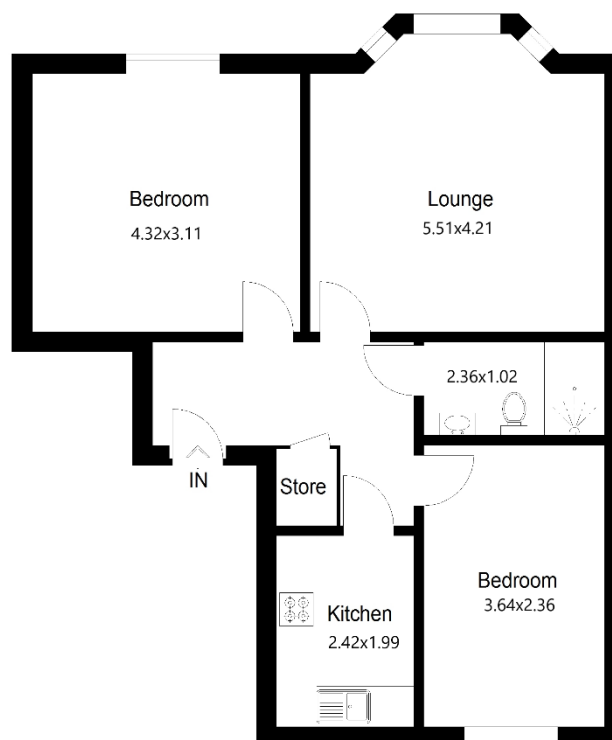


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