

83 Bellfield Street, Dundee, DD1 5HA

Offers Over £165,000

Contact Solicitors for an appointment to view

01382 203000

Chamber Practice



- **Bright and Spacious Ground Floor Flat**
- **Popular West End Location Within Walking Distance of City Centre and Universities**
- **Hallway With Storage Cupboard**
- **Open Plan Lounge/Dining/Kitchen**
- **Principal Bedroom With En Suite Shower Room**
- **Further Double Bedroom With Mirrored Wardrobes**
- **Bathroom**
- **Double Glazing & Electric Heating**
- **All Furniture, Integrated Appliances, Washing Machine & Tumble Dryer Included**
- **Security Entry**
- **Allocated Parking**
- **Move In Condition**
- **Ideal 1st Time Buy/Buy to Let Investment**

The Chamber Practice are delighted to bring to market this fully furnished two bedroom ground floor flat offering comfortable, modern accommodation with allocated parking, ideally situated within walking distance of Dundee City Centre, the vibrant West End, Universities and local amenities.

The property comprises a welcoming hallway, with storage facilities, leading into a generous open plan lounge/dining/kitchen which provides an excellent sociable living space. The kitchen area benefits from French doors to the front, allowing plenty of natural light into the room and opening out to a gravel area, ideal for alfresco dining and relaxing outdoors.

There are two good sized double bedrooms, with the principal bedroom benefiting from a modern en suite shower room, together with a separate bathroom.

Further benefits include electric heating, double glazing and security entry system.

An excellent opportunity for a first time buyer, professional couple or investor, this attractive ground floor flat offers spacious accommodation in a convenient location and is ready to move into.



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.







Chamber Practice

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This property is being sold with all furniture, integrated appliances, washing machine and tumble dryer included. (No warranties given)
Please note the fridge freezer and microwave oven are not included in the sale.