

18E Abbotsford Place
Dundee, DD2 1DL







A bright two-bedroom flat on the second floor in the popular West End

2 Bed | 1 Bath | 1 Reception

Situated in Dundee's popular West End, within walking distance of vibrant Perth Road, this well-appointed two-bedroom second-floor flat offers a bright home in move-in condition. The property benefits from double glazing and gas central heating, with a secure entry system providing access to the building. All fitted floorcoverings and blinds are included in the sale, along with the kitchen's freestanding cooker, fridge freezer and washing machine.

The accommodation includes a bright, south-facing lounge/dining room, providing space for both relaxing and dining. The compact kitchen makes practical use of its space, with ample floor and wall units offering storage. There are two good-sized double bedrooms, with fitted wardrobes in the main bedroom providing additional storage. A bathroom with a shower over the bath completes the accommodation, offering the convenience of both bathing and showering facilities.

To the rear of the building, residents have access to a shared drying green. The flat also has its own small private outdoor area, together with a garden shed providing useful external storage.

Ample parking is available on Abbotsford Place, adding to the convenience of the property's location.

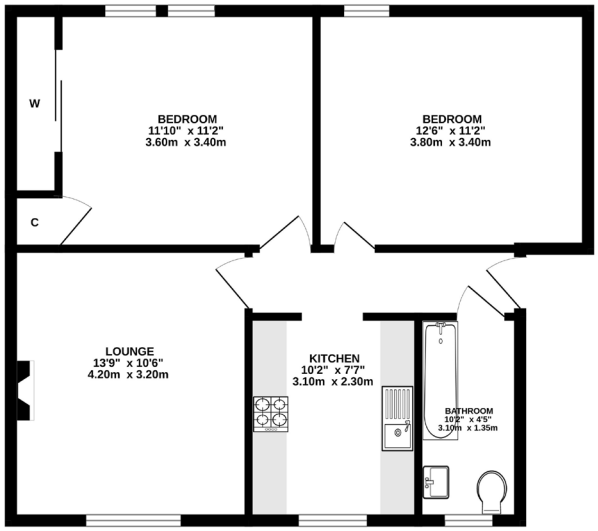
The location places all local amenities within easy reach, with nearby Perth Road adding to the appeal of this West End address. Excellent bus links provide convenient connections to Dundee city centre and Ninewells Hospital. Combining bright accommodation, practical features and outdoor space, this appealing flat is well worth viewing and is ideally suited as a first time home.

Features

- Hallway
- Lounge/Dining Room
- 2 Double Bedrooms
- Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Secure Entry
- Shared Drying Green
- EPC Rate: C

Offers Over £125,000

2ND FLOOR



18E ABBOTSFORD PLACE DUNDEE

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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Dundee's West End is a cultural hub, home to the popular Dundee Rep Theatre, Whitehall Theatre and Contemporary Arts Centre. Vibrant Perth Road combines the University of Dundee and Duncan of Jordanstone Art College with an eclectic mix of bars, restaurants and boutique shops. Magdalen Green and the Botanic Gardens offer peaceful settings for walks and reflection. The renowned Ninewells Teaching Hospital lies on the western edge, with excellent transport links via the A90 dual carriageway, railway station and airport.

FOR VIEWING:

By appointment only

Contact Lindsays on:

01382 802050 dundeeproperty@lindsays.co.uk property.lindsays.co.uk

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