



**41C SEAFIELD ROAD, DUNDEE, DD1 4NL**  
**OFFERS OVER £110,000**



**THE ACCOMODATION COMPRISES:**

**HALLWAY**

**SPACIOUS LOUNGE (5.37m x 4.12m at widest)**

**KITCHEN (2.12m x 1.49m)**

**DOUBLE BEDROOM (3.59m x 3.28m at widest)**

**BATHROOM (2.87m x 1.46m)**

**COMMUNAL GARDEN**

**DOUBLE GLAZING**

**GAS CENTRAL HEATING**



**Lawson, Coull & Duncan**  
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**HOME REPORT VALUATION**    **£110,000**

**EPC RATING**

**D**



This one-bedroom first floor flat is located within in a popular residential area of similar style properties. Situated in the well sought after West End of Dundee, there are many amenities within walking distance including grocery stores, Post Office, Magdalen Green, Dundee University, University of Abertay Dundee and the City Centre. The property also includes a communal garden to the rear.

The hallway and lounge benefit from attractive solid wood flooring which compliments the deep skirting boards and decorative cornicing. The spacious lounge also enjoys a large bay window providing ample space for dining. The room is finished with an alcove with shelves and electric fire with wood mantel and marble effect surround. The kitchen is fitted with wall and base units, integrated electric hob, oven, extractor hood and stainless steel sink. The sofa, coffee table, television unit, fridge-freezer and washing machine are included in the sale.

The double bedroom is a good size, with two storage cupboards, carpet flooring and a South facing window providing ample natural light. The bathroom is complete with a 3-piece white suite and an electric shower over the bath. There are two wall mounted mirror cabinets and an extractor fan. The room is finished with linoleum flooring and partially tiled walls.

The property would be ideal for first-time buyers or as a 'buy-to-let' opportunity.

Early viewing is highly recommended to fully appreciate this property.



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