

23 OSBORNE PLACE, DUNDEE, DD2 1BE
OFFERS OVER £150,000





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HOME REPORT VALUATION	**£150,000**
EPC RATING	**D**

Situated within Dundee's highly sought-after West End, this attractive first floor apartment enjoys a prime position looking towards Magdalen Green, one of the city's most popular open spaces. The property is conveniently located for a wide range of amenities including shops, cafés, bars and restaurants, while the location places the property within easy reach of Dundee University, Ninewells Hospital and the city centre. Excellent public transport links and road connections provide convenient access throughout the city and beyond, making this an ideal purchase for professionals, academics, first-time buyers and investors alike.

A carpeted staircase leads to the entrance of the property. Upon entering, the accommodation opens into a bright south-facing lounge enjoying pleasant views towards Magdalen Green. The lounge benefits from carpet flooring and provides an inviting living space with ample room for both lounge and dining furniture.

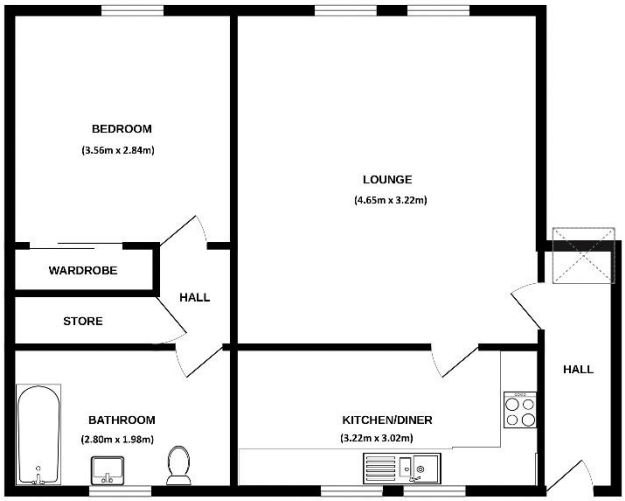
Situated off the lounge, the modern kitchen is fitted with a range of contemporary wall and base units incorporating an integrated oven, hob and washing machine. The kitchen features laminate flooring, tiled splashback and a window overlooking the communal grounds. There is also space for a dining table.

The double bedroom is located to the rear of the property and benefits from carpet flooring together with a fitted wardrobe incorporating mirrored sliding doors.

The stylish shower room is fitted with a modern two-piece suite and walk-in shower cubicle with matching wet wall surround. There is laminate flooring, tiled walls and a useful bulkhead storage area incorporating cupboards, WC and wash hand basin.

Externally, the development enjoys well-maintained landscaped communal grounds and a communal drying green. The property further benefits from an allocated parking space, adding to the appeal of this desirable West End apartment.

GROUND FLOOR



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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