



Portfolio

FLAT 4, 3 COUPAR ANGUS ROAD

Dundee, DD2 3HG

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Offers in Region of £114,999

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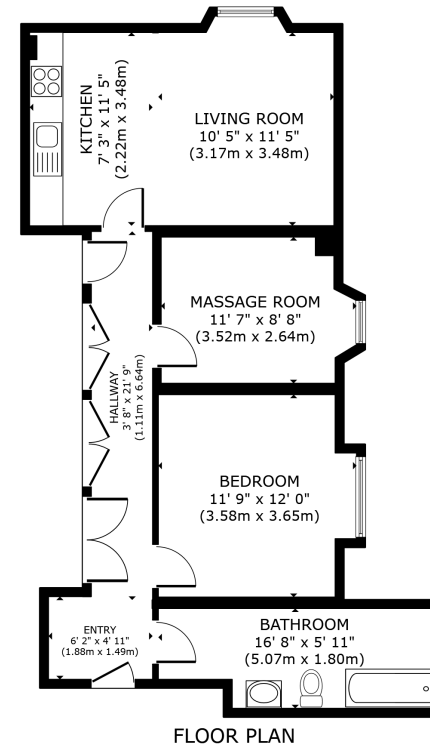
A traditional first-floor flat which forms part of a converted (C-listed) Victorian Gothic manse, dated 1884. The home is neutrally decorated throughout, providing spacious rooms and excellent built-in storage. It is comprised of an open-plan living room and kitchen, two double bedrooms, and a bathroom. Furthermore, the flat has a convenient location in Dundee, set within easy reach of amenities and regular bus links. Accessed via a secure telephone-entry system, the home's front door opens into a long entrance hall with generous built-in storage. At the end of the hall is the living room and kitchen, which share a sociable open-plan layout. This reception area is ideal for everyday use, whether relaxing or socialising. It has room for comfy lounge furnishings and the kitchen area is discreetly zoned along one wall. The kitchen is fitted with base and wall-mounted cabinets and it has plenty of work surface space. Meanwhile, the two double bedrooms are set side by side. Both are bright and airy, providing ample floor space for a variety of bedside furnishings. The principal bedroom has the larger footprint, whilst the second bedroom offers versatility for creative use. Completing the accommodation is a three-piece bathroom, comprised of a toilet, a washbasin, and a bath with an overhead shower. The property has gas central heating and sash windows. Externally, there is a communal garden and on-street parking is available in the vicinity.

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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £130K
- Current Rental £695pm
- Current Yield 7.3%
- 66 sq m
- EPC Rating:C



GROSS INTERNAL AREA
 FLOOR PLAN 666 sq.ft. (61.9 m²)
 TOTAL : 666 sq.ft. (61.9 m²)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.