



38b Seafield Road, Dundee DD1 4NP









#### Summary

This is an excellent opportunity to purchase a ground floor apartment situated in a highly sought-after location within the West-End of Dundee, a prime area convenient for the city centre, railway station, Dundee University and Ninewells Hospital. The property offers comfortable accommodation which comprises: lounge, kitchen/dining, bathroom and a wellproportioned bedroom. The comprehensive list of attributes includes: gas central heating, floor coverings, and ample storage throughout the property. Externally vehicular needs are catered for by on-street parking and shared garden to the rear.

#### Features

- Ground Floor Apartment
- Popular West End Location
- Lounge
- Kitchen/Dining
- Bedroom
- Bathroom
- GCH; EPC D
- Communal Area To Rear
- On-Street Parking

### **Room Measurements**

Lounge 13'3" x 13'5" (4.04m x 4.09m) Kitchen/Dining 8'6" x 12'7" (2.59m x 3.84m) Bathroom 6'4" x 9'0" (1.93m x 2.74m) Bedroom 9'7" x 13'5" (2.92m x 4.09m)









## Floorplan



Illustration For Identification Purposes Only. Not To Scale (ID1097669 / Ref:88460)

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