

**38A ROSEANGLE  
DUNDEE**



**OFFERS AROUND £150,000**

**GROUND FLOOR FLAT** in stone built period terrace set in sought after location of Roseangle, Dundee with all amenities of the town centre including the University of Dundee and many cultural, social and recreational activities close to hand. This South facing property provides extensive accommodation internally with partial Double Glazing and Gas Central Heating in an extremely desirable location. This property offers a rare opportunity for a potential purchaser.

**ACCOMMODATION: Lounge, Kitchen, 4 Bedrooms, Bathroom, Gas Central Heating, Partial Double Glazing, Mutual Gardens, Off Street Parking.**

**VIEWING - HIGHLY RECOMMENDED  
CONTACT: Solicitors: 01382 220202**

**ENTRANCE HALL:** Entering from communal stairwell to wide inner hall with laminate flooring; original cornicing; access to all accommodation.

**LOUNGE:**  
**4.5m x 4.5m**

Bright and airy room with bay window overlooking the front of the property with views over the Firth of Tay, laminate flooring; feature light fitting.



**KITCHEN:**  
**2.25m x 3.5m.**

Galley style kitchen with a range of wall & base units; sink with drainer, integral electric oven with hob and extractor hood; fitted breakfast bar; free standing washing machine; feature light fitting; laminate flooring and window overlooking the rear of the property.

**SHOWER ROOM:**

Modern shower room with white suite comprising WC; wash hand basin; walk in fully tiled shower fitted with electric shower; heated towel rail; frosted double glazed window to front of property.



**BEDROOM 1:**  
**3.4m X 3.0m**

Bright room with overlooking the rear gardens with views to the River Tay; built in storage cupboard with shelving; fitted carpet.

**BEDROOM 3:**  
**3.4m X 3.0m**

Another bright room; large double glazed window to front; original cornicing; laminate flooring.

**BEDROOM 4:**  
**3.4m X 3.0m**

Compact room with double glazed window to side; laminate flooring.

**BEDROOM 2:**  
**3.4m X 3.0m**

Airy Room again with views to the gardens and the River Tay; built in double wardrobe; fitted carpet.



**EXTERNALLY:**



**INCLUDED IN SALE:**

All fitted carpets and floor coverings, free standing cooker; washing machine; fridge/freezer; feature light fittings.

A home Report is available for this property and can be viewed by clicking on the link and using the information:- <http://www.packdetails.com> Reference No: HP356303 Postcode: DD1 4LY  
EPC: D



ALL SIZES ARE APPROXIMATE AND FORM NO PART OF AN OFFER TO SELL. ANY APPLIANCES MENTIONED IN THESE PARTICULARS ARE INCLUDED WITHOUT GUARANTEE OF THEIR CONDITION OR WORKING ORDER.