



BELLEFIELD AVENUE DUNDEE | OFFERS OVER £180,000  
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# BELLEFIELD AVENUE

## DUNDEE

£180,000

In the heart of Dundee's prestigious West End, this spacious Ground Floor 2 bedroom Apartment on Bellefield Avenue offers a unique opportunity to own this period style, all-on-the-level home, with character and charm, providing a truly special living experience.

Boasting views over the picturesque Magdalen Green Playpark towards the majestic River Tay, this apartment offers a tranquil escape from the hustle and bustle of city life. This property is perfect for those seeking a blend of comfort and style with 2 generous double bedrooms, an en-suite shower room, fitted kitchen with appliances, spacious lounge with corner bay window and feature fireplace, shower room and a large welcoming hallway.

There's a security entry phone, gas heating, double glazing and an attractive shared lawned garden.

### DESCRIPTION

Whether you're a first-time buyer or looking to downsize, searching for an excellent investment or buy-to-let opportunity, this apartment offers a versatile living space that can be tailored to suit your needs.

The accommodation is accessed by security entry phone system to a bright main communal entrance leading to the flat. The accommodation comprises a welcoming entrance hall, spacious south-facing lounge/dining room with feature fire surround and large double glazed corner bay window enjoying views to the River Tay and the rail bridge. The refitted contemporary kitchen boasts a range of wall and floor units and includes hob, electric oven, washing machine & fridge/freezer. There's an en-suite shower room, modern main shower room and 2 excellent double bedrooms.

Don't miss this opportunity to own this highly desirable 2 Bedroom Ground Floor Flat in the heart of Dundee's West End. Book a viewing today. Call your local Estate Agent Colin Jenkins. 0800 999 1565 | 07977 170505.

### LOCATION

Bellefield Avenue runs through the exceptionally popular and vibrant West End of Dundee and close to all local amenities. The area boasts a variety of shops, services and recreational facilities. It is within walking distance of Dundee's 'cultural quarter', the city centre and railway station. The setting is an easy commute to Ninewells Hospital, the Hutton Institute and both city universities. A regular bus service runs along the nearby Perth Road offering excellent public transport links to Dundee City Centre and Ninewells Hospital.

A historic port and now a UNESCO City of Design, Dundee boasts the recently opened V&A Dundee, a regenerated waterfront with two nautical museums (Captain Scott's Antarctic expedition ship RRS Discovery and the 19th-century warship, HM Frigate Unicorn), with arts centres and theatres across the city, along with a vibrant array of bars and restaurants, cinemas and excellent sports and leisure facilities. Dundee's oldest city park, nearby Magdalen Green offers excellent recreational opportunities.

### KEY FEATURES

- Spacious Ground Floor West End Flat
- Walking Distance To City Centre And Local Shops

- Ideally Located For University Facilities
- Secure Door Entry System
- South-Facing Lounge/Dining Room (Feature Fireplace)
- Fitted Kitchen (Appliances)
- Original Period Features
- 2 Double Bedrooms
- En-Suite Shower Room
- Well Equipped Shower Room
- Private Shared Gardens
- Gas Heating & Double Glazing

### GARDENS

The shared mature private gardens to the rear are mainly laid to lawn with drying facility. This property also enjoys the benefit of its own area of garden to the front of the building.

### EXTRAS

All fitted floor coverings and kitchen appliances are included in the purchase price.

### INTERESTED IN VIEWING THIS HOME?

Viewing by appointment. Call your local Estate Agent, Colin Jenkins to see this property on 0800 999 1565.

### FREE INDEPENDENT MORTGAGE ADVICE

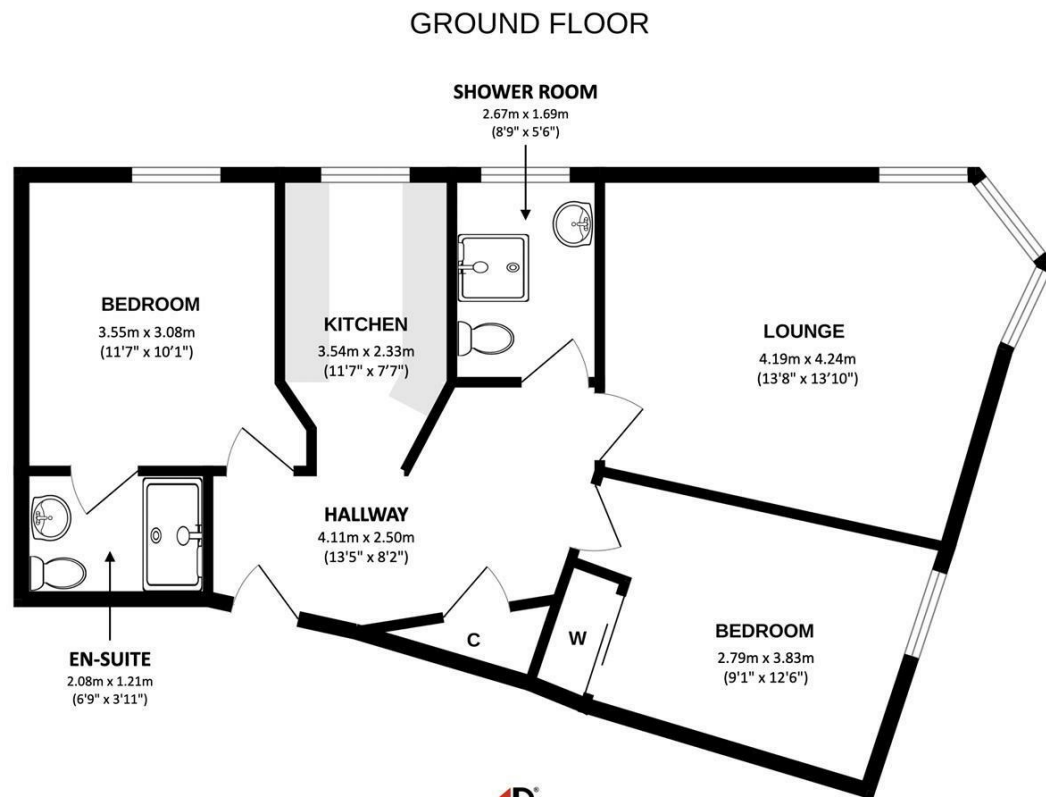
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
			75
		69	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	
			78
		69	



**To view this property call Colin Jenkins on 0800 999 1565**



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Viewing is strictly by appointment through your local Agent on 0800 999 1565. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. How much is your home worth? Find out in a few clicks at [www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com).

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