

1R, 13 Janefield Place

DUNDEE, ANGUS, DD4 7AD



*Spacious and well-presented two double bedrooms,
first-floor apartment in highly desirable area*



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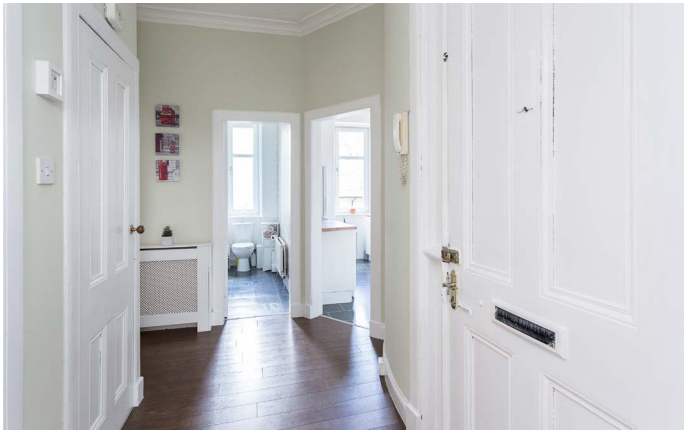
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— 1R, 13 JANEFIELD PLACE



Part Exchange Available! An opportunity has arisen to purchase this beautiful first-floor apartment which boasts loads of character including exposed timber floors, ceiling roses and beautiful cornice. The property benefits from a secure entry system. The entrance hall has laminated flooring with access to a cupboard for storage.

entrance hallway

living room



The living room has exposed timber floorboards and a beautiful bay window with sash and case windows.





the kitchen

The kitchen has been modernised and offers a range of units with a single bowl sink unit with a mixer tap and drainer.



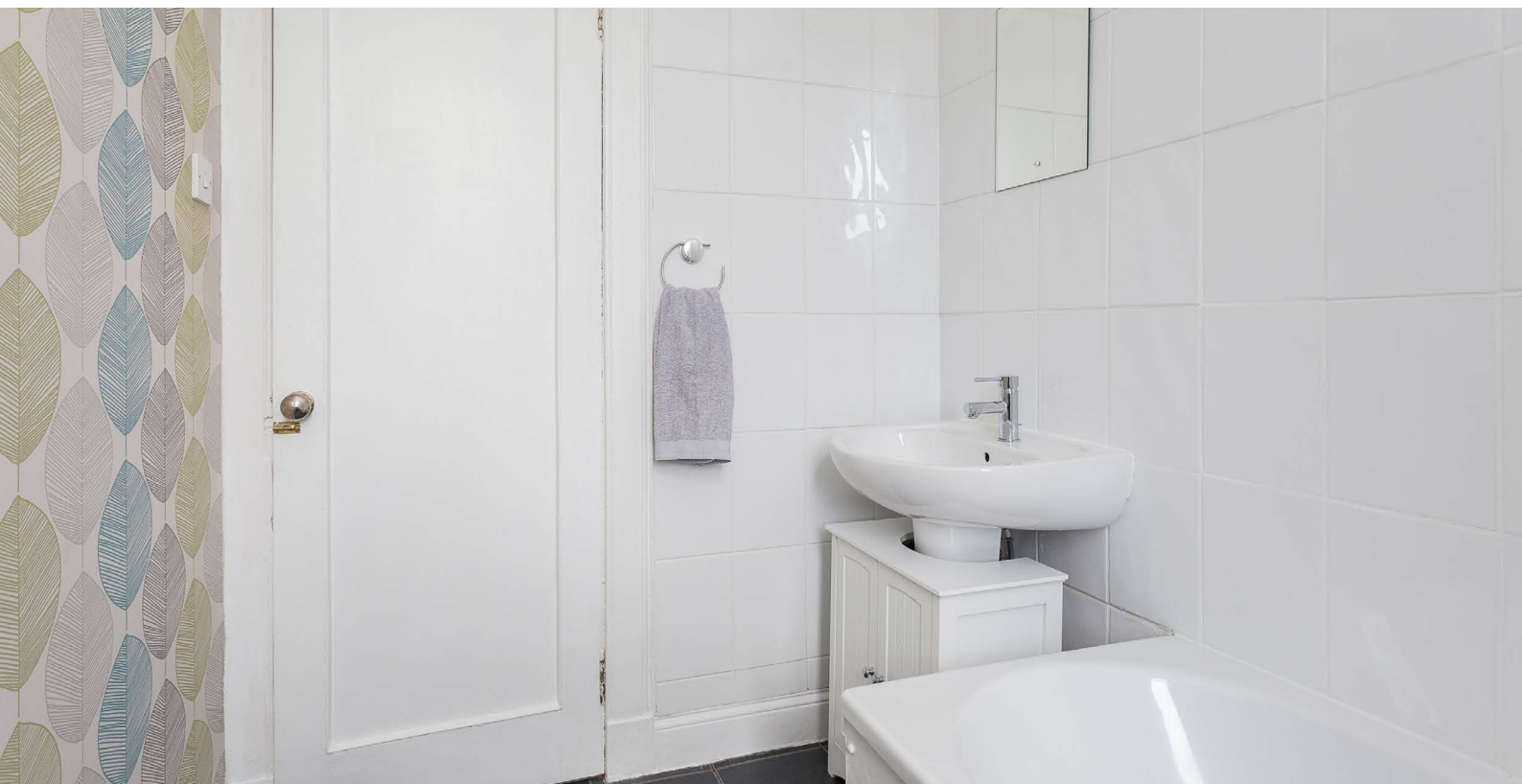


The master bedroom is located to the rear with space for free standing wardrobes in recess, walk-in cupboard with hanging space and shelving and further rear utility room housing gas fired boiler, lagged cylinder and further hanging space and shelving. Bedroom two is a double located to the front with sash and case windows.





The family bathroom is a three-piece suite with panel enclosed bath and shower over, low-level WC and pedestal wash hand basin.

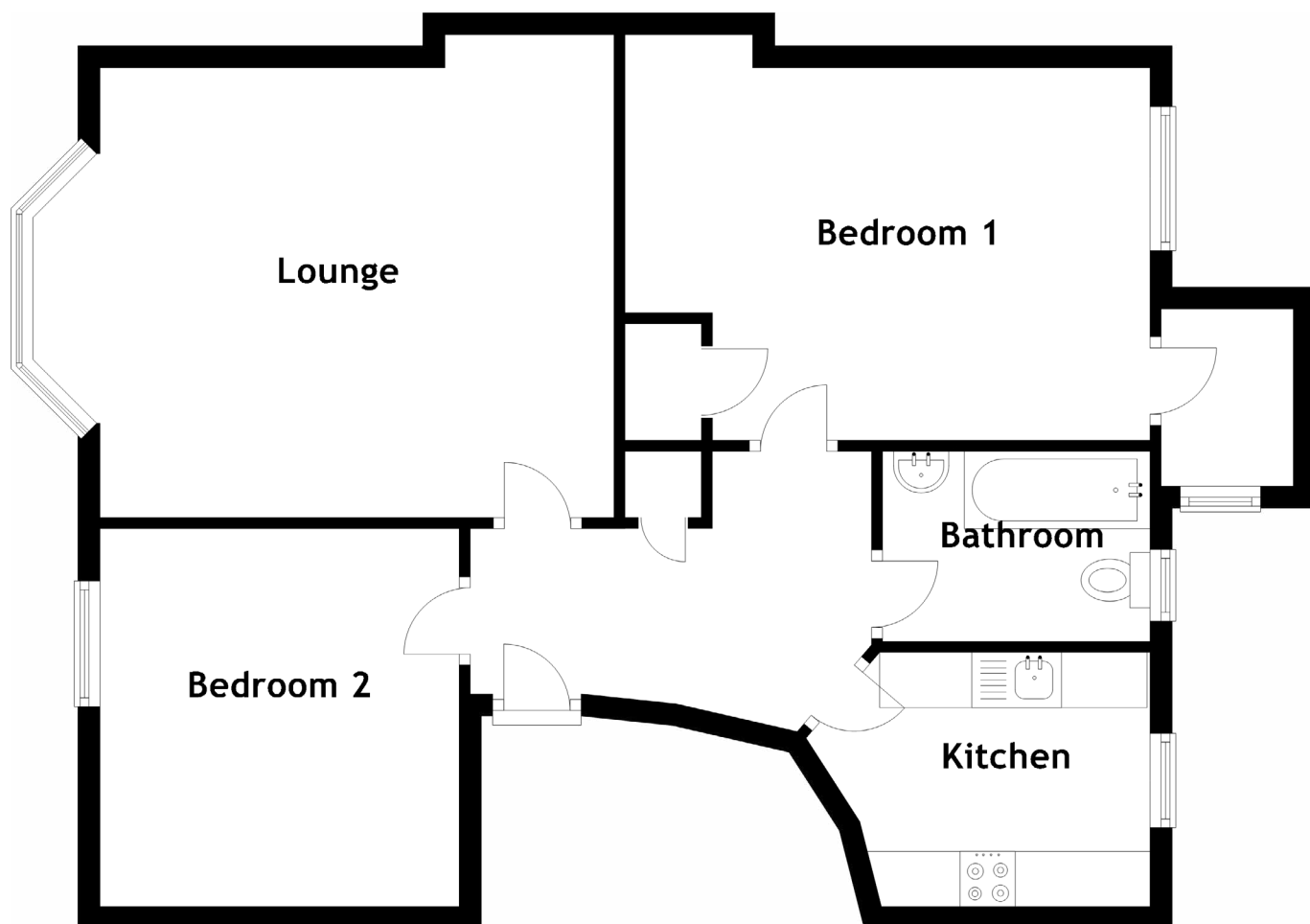




the garden

To the rear is a communal garden with hanging space, bin storage and separate outside storage shed.



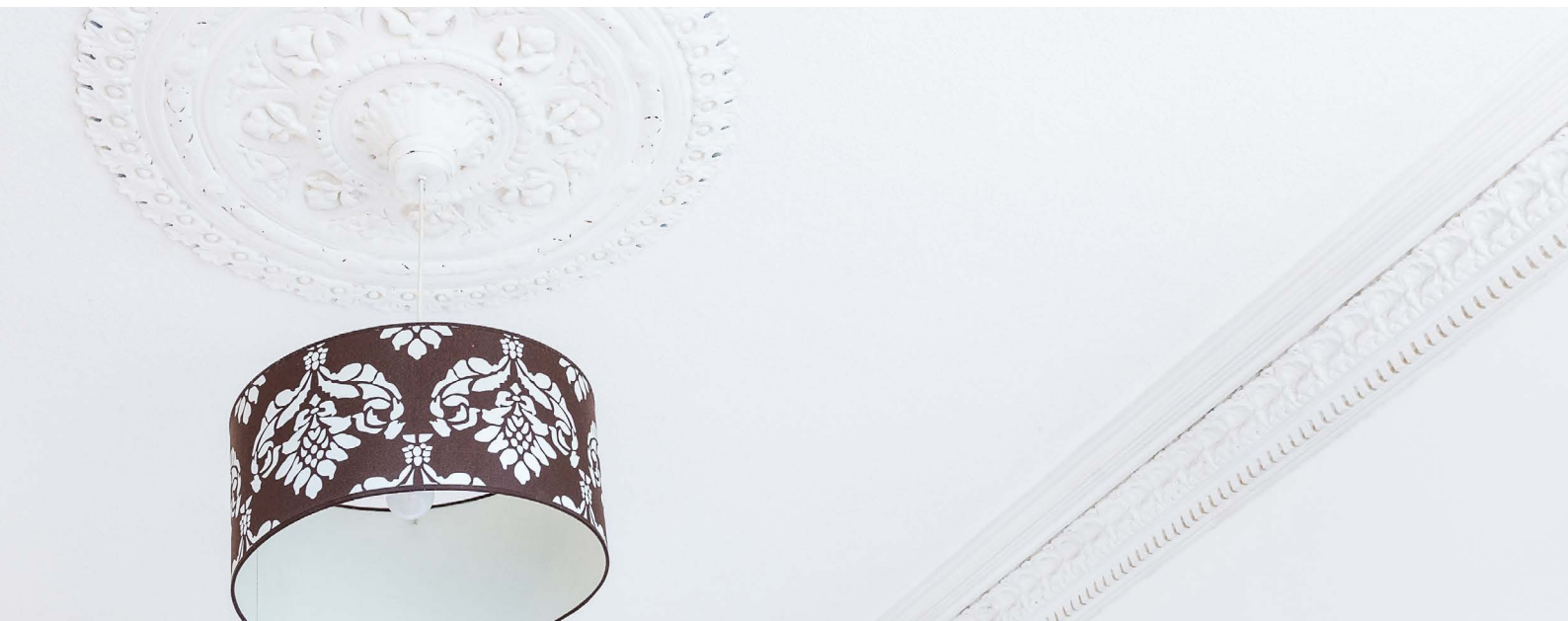


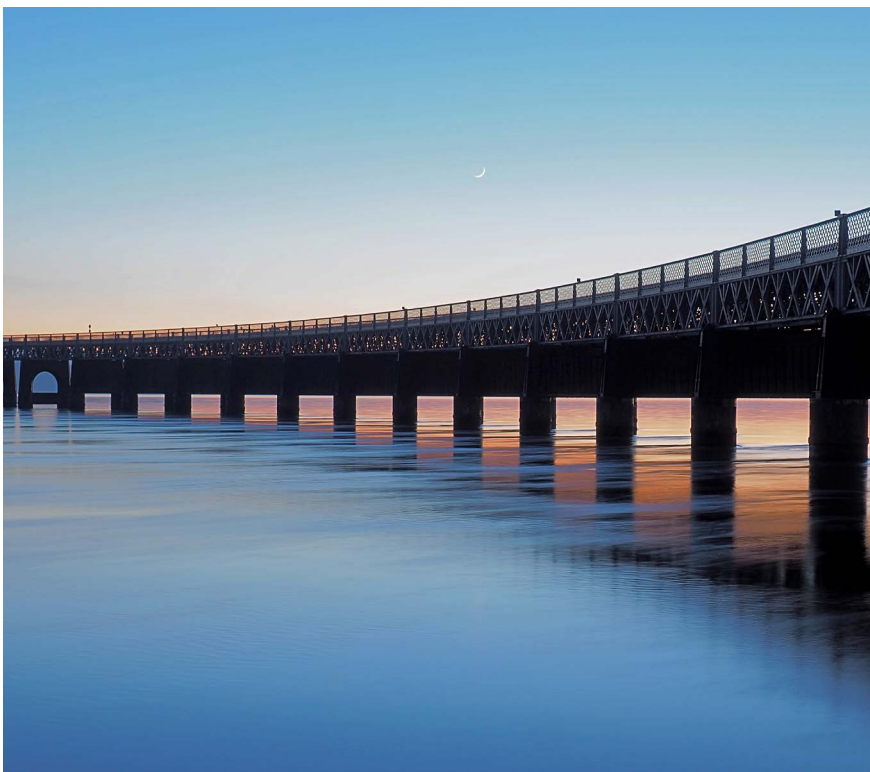
Approximate Dimensions
(Taken from the widest point)

Bedroom 2	3.42m (11'3") x 3.25m (10'8")
Bathroom	2.42m (7'11") x 1.72m (5'8")

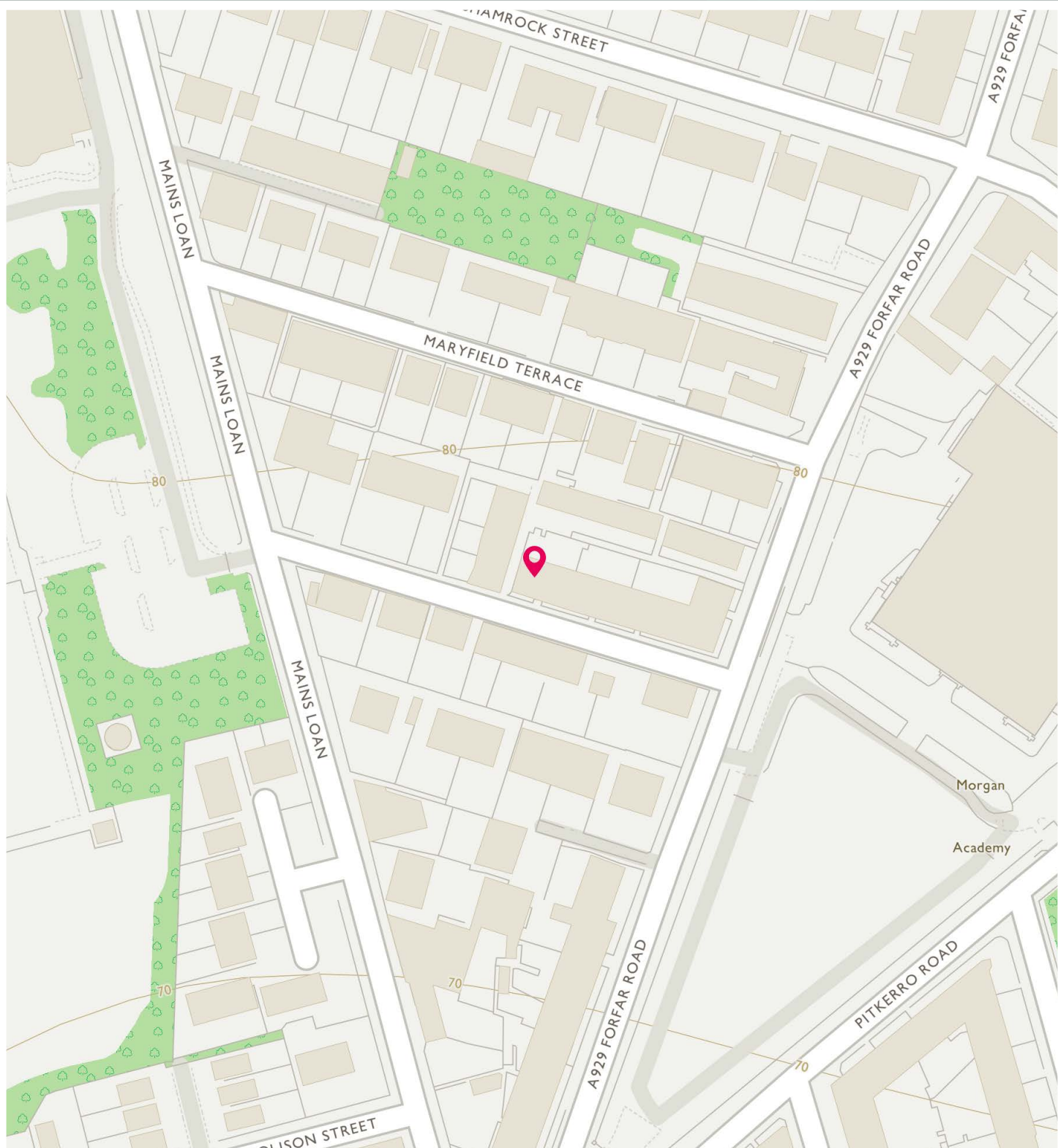
Living Room	4.65m (15'3") x 4.07m (13'4")
Kitchen	2.87m (9'5") x 2.16m (7'1")
Bedroom 1	4.75m (15'7") x 3.67m (12')

Gross internal floor area (m²): 69m²
EPC Rating: D





Dundee is situated on the north bank of the Firth of Tay, and bounded by the Sidlaw Hills, modern Dundee is known as the 'City of Discovery' - a vibrant city with a rich history. Its recent, extensive regeneration has created an attractive and dynamic location, boasting all the amenities and attractions you would expect from Scotland's fourth-largest city. Dundee has two world-class universities, some excellent schools and a leading further education college, plus an excellent range of leisure facilities to cater for all the family.



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THE SUNDAY TIMES
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Text and description
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