



42B ROSEANGLE

WEST END, DUNDEE, DD1 4LY

D.J.ALEXANDER
Sales & Lettings

42B ROSEANGLE

WEST END, DUNDEE, DD1 4LY

 4  1  1

 1158 SQ
FT  Street Parking

PROPERTY OVERVIEW

- Four bedroom flat
- Existing HMO licence
- Open plan lounge and kitchen
- Views on to the River Tay
- Family bathroom
- Short distance to amenities
- Integrated storage
- Easy access to the University of Dundee

Located in Dundee's sought-after West End, 42B Roseangle is a generously proportioned four bedroom flat benefiting from an existing HMO licence, suited for both investors and those looking for a private home.

Located on the second floor and entranced via secure communal entry, accommodation comprises; entrance hallway with built-in storage cupboard; open plan sitting room and kitchen with space for both seated and dining furniture, and original cornicing and ornate centre rose; kitchen benefiting from fitted, high gloss base and wall units with both integrated and freestanding appliances and spotlight lighting fixtures; four double bedrooms, all benefiting from plenty of space for freestanding bedroom furniture, while two benefit from integrated storage cupboards; finally, a three piece bathroom completes the accommodation, comprising electric shower over bath, WC and basin.

Additionally, the property benefits from double glazing and gas central heating. On-street parking can be found directly outside the property.



LOCATION

Roseangle is one of Dundee's most desirable addresses, set in the heart of the West End, just moments from the University of Dundee, Perth Road, and the picturesque Magdalen Green. This leafy and characterful street runs parallel to the River Tay, offering a peaceful yet central location with easy access to the city's key amenities. The area is in close proximity to highly rated educational institutes, independent shops, lively cafés, restaurants, and cultural attractions including the V&A Dundee and Dundee Contemporary Arts Centre (DCA). Excellent public transport links and walkable access to the city centre make Roseangle a convenient base for commuters and residents alike, while nearby rail and bus stations offer connections across Scotland.

Extras

All window furnishings (curtains, curtain poles, blinds etc), floor coverings, light fixtures, and appliances (both integrated and free standing) are included in the sale. No warranties or guarantees will be provided.





James Coyle
Property Valuer

Viewings

By appointment with DJ Alexander, 1 Wemyss Place, Edinburgh, EH3 6XD
0131 652 7313
propertysales@djalexander.co.uk

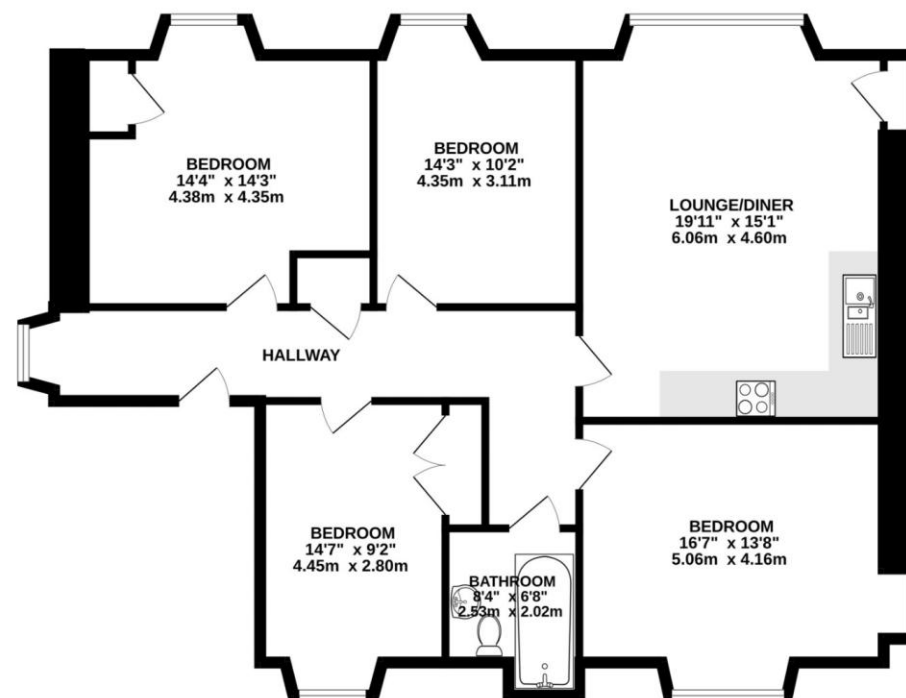
This property, and other properties offered by DJ. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com



Important Notice:

- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given

SECOND FLOOR 1158 sq.ft. (107.6 sq.m.) approx.



42 ROSEANGLEDUNDEE DD1 4LY
TOTAL FLOOR AREA: 1158 sq.ft. (107.6 sq.m.) approx.
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.
Made with Metropix C2025



0131 652 7313

www.djalexander.co.uk

Under the HMRC Anti Money Laundering legislation, all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds and required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

D.J.ALEXANDER
Sales & Lettings