

8 GFL GARLAND PLACE

DUNDEE, DD3 6HE

D.J.ALEXANDER
Sales & Lettings

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947 SQ FT *Street Parking*

PROPERTY OVERVIEW

- *Traditional tenement style building*
- *Open plan sitting room and kitchen*
- *Three spacious double bedrooms*
- *Bathroom with separate WC*
- *Neutral décor throughout*
- *Original features*
- *Short distance to city centre*
- *Close to local amenities*

This well-proportioned three-bedroom ground floor flat is set within a traditional residential building in a popular and convenient area of Dundee. Offering generous accommodation all on one level, the property is ideal for investors as this property is being sold with tenants in situ, with a current rental figure of £1250pcm generating an impressive rental yield of 9.4%.

The accommodation is entered via a welcoming central hallway providing access to all rooms. The bright open plan lounge and kitchen benefits from original features such as a bay window and an Edinburgh Press, and offers ample space for a range of furniture. The kitchen is fitted with a range of base and wall-mounted units and provides practical workspace, while benefiting from both integrated and freestanding appliances. There are three well-sized double bedrooms, each offering excellent flexibility in use, while one benefits from two built-in storage cupboards. The property is further complemented by a family bathroom with bath and overhead shower and a separate WC.

The flat also benefits from gas central heating and pay and display parking outside the property.







LOCATION

Garland Place is located in a well-established and popular residential area of Dundee, conveniently positioned close to a wide range of local amenities. The property enjoys easy access to Dundee city centre, which offers an excellent selection of shops, restaurants, leisure facilities, and cultural attractions.

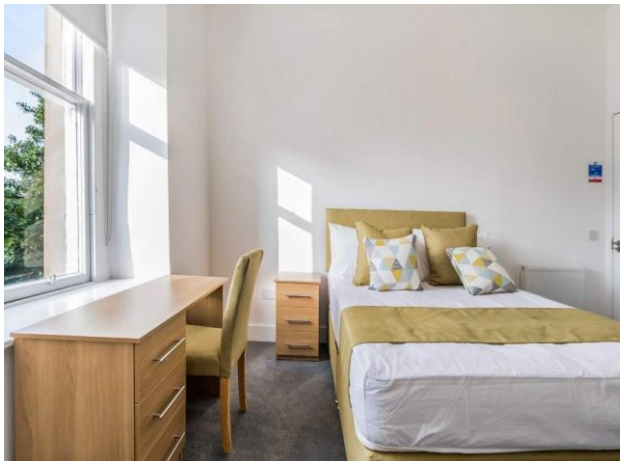
Both the University of Dundee and Abertay University are within easy reach, making the location particularly attractive to students and professionals alike. The area is well served by public transport links, with regular bus services nearby, while Dundee Railway Station and major road networks provide straightforward connections to the wider region.

Local schools, parks, and everyday amenities are all close at hand, contributing to the area's ongoing popularity and suitability for a variety of buyers.

Extras

All furniture, 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 D.J. 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

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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