

8B ARBROATH ROAD

STOBSWELL, DUNDEE, DD4 6EP

D.J.ALEXANDER
Sales & Lettings

8B ARBROATH ROAD

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775 SQ FT Street Parking

PROPERTY OVERVIEW

- *Traditional tenement building*
- *First floor flat*
- *Open plan sitting room and kitchen*
- *Integrated appliances*
- *Three bedrooms*
- *Family bathroom*
- *Existing HMO licence*
- *Short distance to city centre*

Located on the first floor of a traditional tenement, this well-proportioned three-bedroom flat offers an excellent opportunity in a popular and convenient part of Dundee. With easy access to the city centre, universities, and local amenities, 8B Arbroath Road is ideal for buy-to-let investors or those looking for a private home. The property benefits from an existing HMO licence – valid until September 2027 – and has previously generated a long term rental income of £1015 per calendar month, producing a rental yield of 12.2% based on home report value.

Entranced via secure communal stairwell, accommodation comprises; entrance hallway; open plan sitting room and kitchen, with space for freestanding seated furniture, spotlight lighting fixtures, fitted base and wall units, integrated and freestanding appliances and granite effect counter tops with corresponding splashback; three spacious bedrooms, all with capacity for freestanding bedroom and office furniture, offering versatility in the use of accommodation; finally, a three piece bathroom with electric shower over bath, WC and wash-basin completes the accommodation.

Additionally, there is on-street parking available on surrounding streets. The property is neutrally decorated throughout and benefits from gas central heating and double glazed windows.







LOCATION

Conveniently positioned just east of Dundee city centre, Arbroath Road is a well-connected and popular residential area offering easy access to a wide range of local amenities, green spaces, and transport links. 8B Arbroath Road enjoys a prime location within a short distance of Dundee's city centre, Ninewells Hospital and Dundee University campuses, making it an attractive option for professionals, students, and families alike. The nearby Baxter Park provides a welcome green space for recreation and relaxation, while shops, cafes, and supermarkets are all close at hand. Public transport connections are excellent, with regular bus services running along Arbroath Road and Dundee's main railway station just a short drive away. The area also benefits from quick access to major commuter routes, including the Kingsway (A90) and A92, linking Dundee with Aberdeen, Perth, and beyond.

Extras

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















James Coyle
Property Valuer

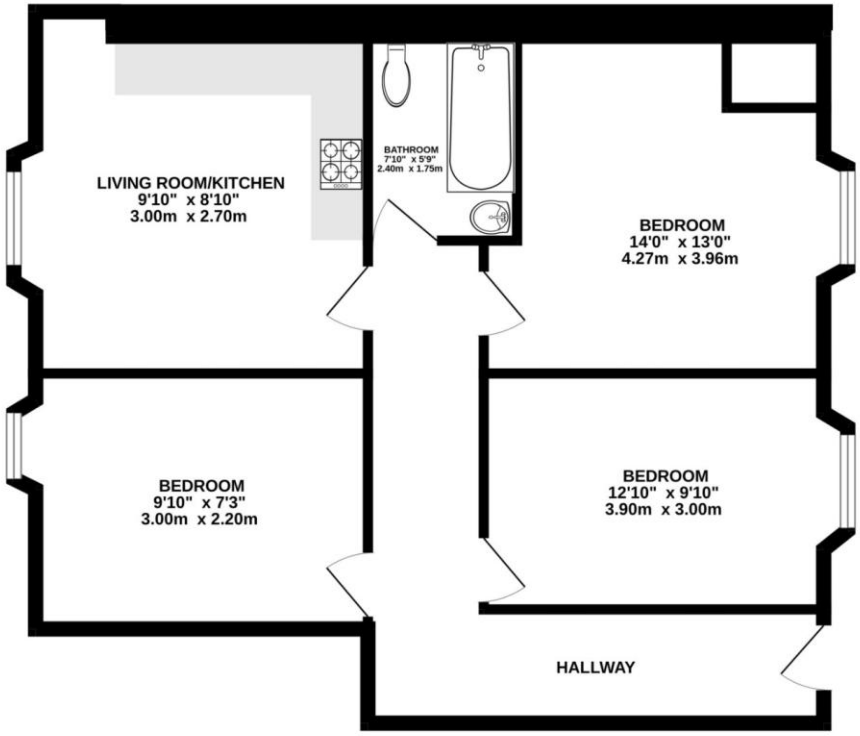
Viewings

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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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

FIRST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



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TOTAL FLOOR AREA : 775 sq.ft. (72.0 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.
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