58F PEDDIE STREET

WEST END, DUNDEE, DD1 5LY

D.J.ALEXANDER
Sales & Lettings

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850 SQ FT Street Parking

PROPERTY OVERVIEW

- *Buy-to-let investment with tenants in situ*
- *Existing HMO licence valid until September 2027*
- *Open-plan lounge and fitted kitchen*
- *Three spacious double bedrooms*
- *Contemporary bathroom with shower over bath*
- *Excellent internal storage*
- *Traditional stone-built tenement*

Situated within the ever-popular West End of Dundee, this beautifully presented three-bedroom second-floor apartment offers spacious, contemporary accommodation in a prime city location.

The property is being sold with tenants in situ, and holds a current HMO licence valid until September 2027. The current rental figure is £1200pcm with an approximate long term rental yield of 10.3%.

The accommodation is accessed via a welcoming entrance hallway with excellent built-in storage and comprises a bright, open-plan living room and kitchen. The modern fitted kitchen is equipped with a range of high-gloss wall and base units, integrated oven and hob, generous worktop space and room for freestanding appliances, while the lounge area enjoys large windows allowing plenty of natural light. There are three well-proportioned double bedrooms, each offering ample space for bedroom furniture and study areas. A contemporary bathroom completes the accommodation, featuring a three-piece suite with shower over the bath and heated towel rail.

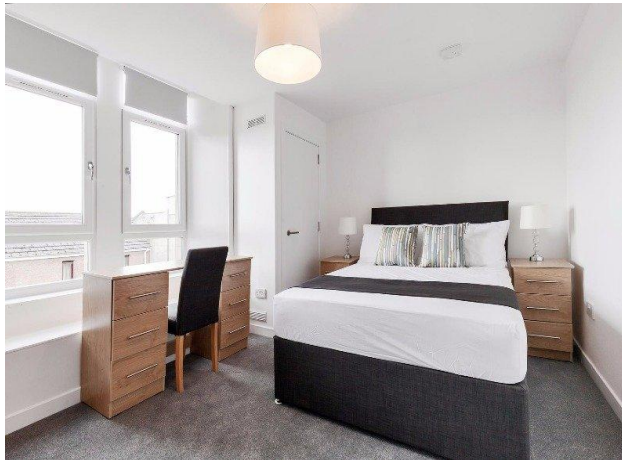
Positioned within a traditional stone-built tenement, the property combines period character externally with stylish modern interiors, double glazing and practical storage throughout. Unrestricted street parking can be found on streets surrounding the property.

LOCATION

Situated in the heart of Dundee's ever-popular West End, Peddie Street enjoys a prime location within walking distance of Dundee City Centre, the University of Dundee, Abertay University and Ninewells Hospital. The area is consistently popular with students, professionals and academics, ensuring strong and sustained rental demand. A wide range of local amenities are available nearby, including supermarkets, independent cafés, restaurants, bars and leisure facilities, while the vibrant Perth Road and the regenerated waterfront offer an excellent choice of shopping, dining and entertainment. Magdalen Green and the River Tay provide attractive outdoor spaces just a short stroll away. The property also benefits from excellent transport links, with regular bus services, Dundee Railway Station and convenient access to the A90, providing straightforward connections to Perth, Aberdeen, Edinburgh and beyond.

Extras

Property is being sold as seen. 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
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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