



27b Springfield | Dundee | DD1 4JE
Offers Over £150,000

T. DUNCAN & CO.
Solicitors • Estate Agents





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Located in the sought after West End, this generously proportioned two-storey apartment offers an exciting opportunity for buyers looking for a property they can fully modernise and make their own. Spread across two levels, the home combines traditional character with a highly adaptable layout, making it ideal for couples, families, or those needing space to work from home.

In need of complete renovation, the property provides a superb blank canvas. The ground floor features two versatile public rooms, a long, well-sized kitchen, and two bathrooms, offering excellent scope to reconfigure or update to suit modern living. Upstairs, two spacious double bedrooms provide comfortable sleeping accommodation, with potential for one to be used as an office, guest room, or hobby space.

With its impressive room sizes, flexible layout, and outstanding potential, this two-storey apartment is perfect for purchasers seeking a rewarding project in a convenient, desirable location.

The property lies within a designated Conservation Area, meaning any external alterations or development may require additional consents to protect the character of the area.

- Two Storey Apartment
- Lounge & Dining Room
- Kitchen
- Shower Room & Bathroom
- 2 Bedrooms
- Front and Rear Gardens
- Gas Central Heating
- EPC Band C



Ground Floor

Lounge
5.56m x 4.54m

A bright and spacious main reception room with ample space for comfortable seating, featuring large windows that draw in natural light.

Dining Room
3.94m x 3.89m

Adaptable space sits at the heart of the home, conveniently connected to the kitchen.

Kitchen
5.21m x 2.33m

A long, well-proportioned kitchen offering storage and worktop space, with access to the rear of the property.

Shower Room
2.70m x 2.23m

Located just off the main hall, this ground-floor shower room is ideal for convenient everyday use.

Bathroom
2.85m x 2.33m

Large family bathroom positioned off the kitchen area, offering excellent flexibility.

Hallway & Storage

The hall provides excellent circulation space with multiple storage cupboards.







First Floor

Bedroom 1
 5.19m x 4.54m
 A wonderfully sized double bedroom spanning the length of the property. Includes built-in storage.

Bedroom 2
 3.89m x 3.02m
 Another bright double bedroom, ideal as a guest room, children's room, or home office.

Outside
 The property is accessed by steps leading to a communal door which gives way to 27b. There is an area of garden ground to front laid to lawn. The rear garden is fully enclosed and laid out in lawn.



GROUND FLOOR
90.0 sq.m. approx.



1ST FLOOR
41.0 sq.m. approx.



TOTAL FLOOR AREA: 131.0 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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Services: Gas Central Heating

Fixtures & Fittings: Carpets, blinds & light fittings

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 8HL

Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent

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