

BALLANTYNES

CHARTERED SURVEYORS
ESTATE AGENTS & LETTINGS



1A FLAT 4 CONSTITUTION STREET DUNDEE, DD3 6NF

- HMO READY
- 6 BEDROOMS
- IDEAL BUY TO LET INVESTMENT OPPORTUNITY
- CITY CENTRE LOCATION



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1A FLAT 4 CONSTITUTION STREET

DUNDEE, DD3 6NF

LOCATION

Constitution Street is situated to the immediate north of the city centre and is ideally placed for access to the Universities and a wide range of local amenities.

Dundee, the City of Discovery has undergone an ambitious transformation over the past decade and major investment continues in the shape of revitalization of the Waterfront, spearheaded by the V&A Museum, the Slessor Gardens and civic amenities including hotels, shops and leisure facilities.

With award-winning universities and colleges, leading cultural venues, Ninewells Hospital and businesses at the cutting edge of technology, the re-invented Dundee - the UNESCO City of Design 2014 - is very much a 21st Century city, building on a rich cultural and industrial heritage.

DESCRIPTION

A RARE OPPORTUNITY to purchase a well-appointed HMO ready 6 bedroom flat in the centre of Dundee. 1a Flat 4, Constitution Street Dundee presents a fantastic opportunity for a buy-to-let investor to purchase a well-maintained property.

The property comprises: Secure entrance from the street. Flat 4 is on the second floor. Front door opens into the reception hallway, a modern communal kitchen/dining/sitting room with additional appliances including washing machine, 6 double bedrooms each with en-suite shower rooms. Double Glazing, electric heating and a lift to all floors.

The property benefits from a communal laundry/utility room on ground floor including industrial sized washing machines and tumble dryers for tenants to use.

The property benefits from a city central location, double-glazing, electric heating, spacious accommodation & WIFI.

Current rental rates per room are in the region of £250 per room per month (hmo)

ACCOMMODATION

From the street the building is accessed through a secure entry system, flat 4 is on the 2nd floor. The main Front Door opens into

Reception Hallway (N) 9.67m x 1.41m with doors off to:

Kitchen/Dining/Lounge (W) 5.73m x 4.83m
Complete with white goods and furniture.

Bedroom 1 (W) 4.81m x 2.98m
En-suite 1.85m x 1.70m

Bedroom 2 (W) 4.81m x 2.99m
En-suite 1.80m x 1.70m

Bedroom 3 (E) 4.83m x 2.89m
En-suite 1.90m x 1.70m

Bedroom 4 (E) 4.83m x 2.90m
En-suite 1.85m x 1.70m

Bedroom 5 (E) 4.84m x 2.89m
En-suite 1.84m x 1.70m

Bedroom 6 (E&S) 4.84m x 2.91m
En-suite 1.80m x 1.70m

SERVICES

The property is served by mains electricity, mains water and mains drainage. There are electric wall mounted radiators throughout the flat. Sky and Broadband are available.

COUNCIL TAX

Flat 4 is in Band C for Council Tax purposes.

FIXTURES & FITTINGS

Included with the flat are all fitted carpets, floor coverings, window blinds and all listed appliances.

In all bedrooms - Double Wardrobe, double divan bed, radiator, desk & chair

In all en-suites - Laminate flooring, shower unit with electric shower, wash hand basin with tiled splash back, shaver light & extractor fan

VIEWING

Viewing is strictly by appointment only by contacting the Sole Selling Agents, Ballantynes, Perth Office Tel: 01738 441825



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