



**HARMONY HOMES**  
ESTATE AGENCY



22A Roseangle, Dundee, DD1 4LR

Fixed asking price £210,000







# 22A Roseangle

Dundee, DD1 4LR

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## HOME REPORT £230,000

Nestled in the charming area of Roseangle, Dundee, this delightful two-bedroom flat offers a perfect blend of modern living and traditional features. Spanning an impressive 872 square feet, the property boasts a spacious reception room that is bathed in natural light, thanks to a magnificent bay window that provides stunning views of the River Tay.

The open-plan kitchen and living area create a welcoming atmosphere, ideal for both relaxation and entertaining. The modern white kitchen is equipped with integrated appliances, making it a practical space for culinary enthusiasts. Both bedrooms are generously sized and offer beautiful vistas of the Tay, ensuring a serene and picturesque setting to wake up to each day.

The property is presented in fresh decor, making it move-in ready for its new occupants. The modern bathroom features a convenient shower, catering to contemporary living standards. Additional benefits include electric heating for comfort during the cooler months, secure entry for peace of mind, and private parking, a rare find in city centre locations.

This flat is not just a home; it is a lifestyle choice, offering the perfect balance of comfort and convenience in a vibrant city setting. Whether you are a first-time buyer or looking to downsize, this property is sure to impress with its stunning features and prime location. Don't miss the opportunity to make this beautiful house your new home.





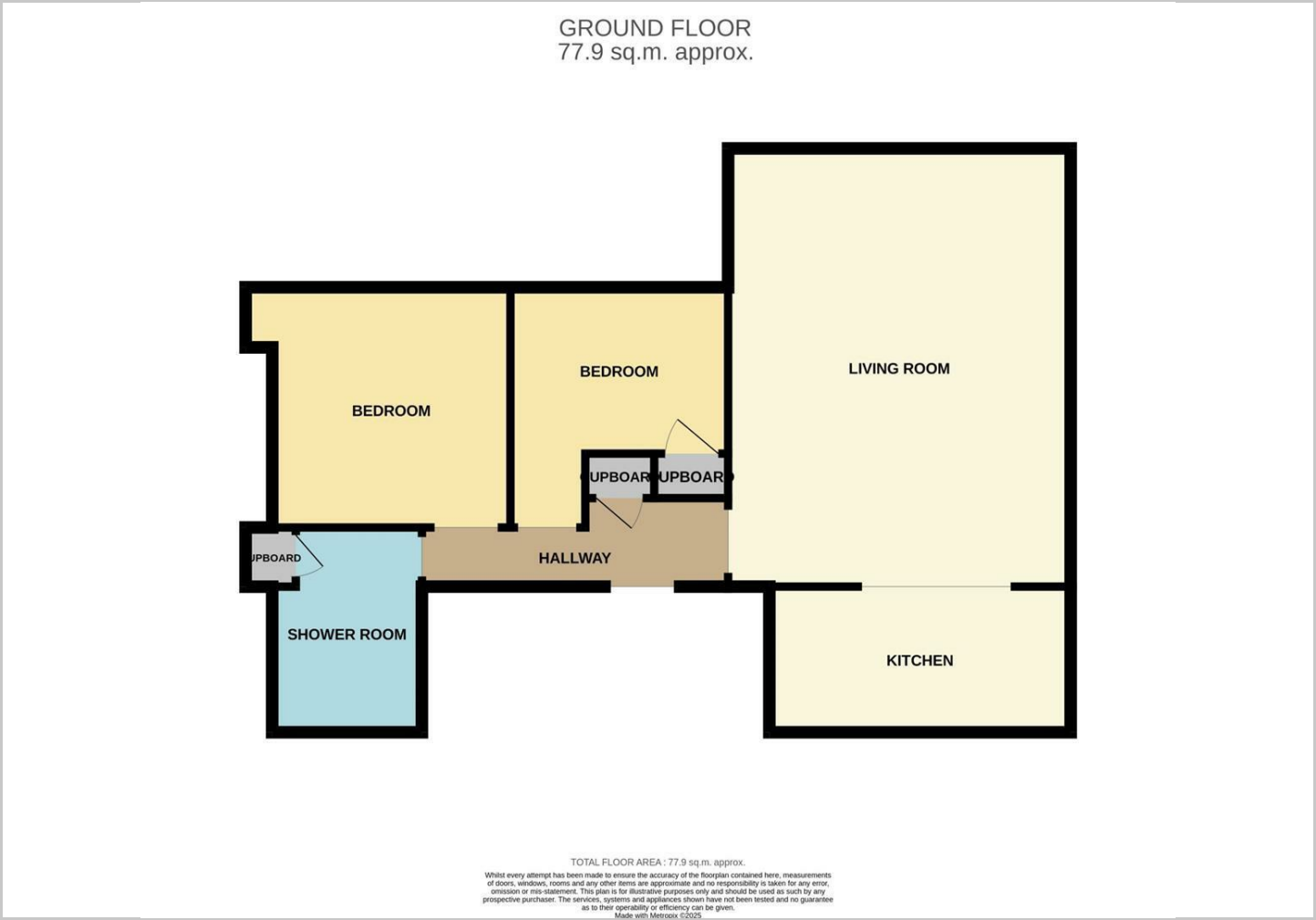
Directions







Floor Plans



Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

