



**8 Rosebank Place,  
Dundee DD3 6UB**

**Fixed Price £115,000**

- Spacious Lounge
- Dining Room/Kitchen
- 3 Bedrooms
- Bathroom
- Tay Views
- Central Location
- Electric Storage Heating
- Double Glazing



In a popular central location the subjects comprise a mid terraced villa, a short distance from the city centre and all its amenities and services. Both universities, the bus station and railway station are, similarly, within comfortable walking distance. The accommodation is over two floors with the bedrooms and bathroom at ground floor level and a spacious lounge with Juliet style balcony and a spacious dining room/kitchen at the first floor level. In addition there is a useful attic storage area accessed by loft ladder.

Viewing is essential to enable potential buyers to fully appreciate the views from the lounge over the city centre towards the River Tay and rail bridge in the distance. The property benefits from electric storage heating, double glazing and is sold with floorcoverings and security alarm included. There is an enclosed private garden area to the rear. To the front of the property there is a useful monobloc parking position. EPC - E.



**Bedroom**



**Bathroom**



**Attic Area**

<b>Bedroom</b>	<b>6'3 x 6'0</b>	(1.91m x 1.83m)
<b>Bedroom</b>	<b>11'2 x 10'0</b>	(3.40m x 3.05m)
<b>Bedroom</b>	<b>8'3 x 7'4</b>	(2.51m x 2.24m)
<b>Lounge</b>	<b>17'3 x 14'2</b>	(5.26m x 4.32m)
<b>Kitchen/Dining Room</b>	<b>17'3 x 10'4</b>	(5.26m x 3.15m)
<b>Attic Area</b>		



Illustration For Identification Purposes Only. Not To Scale (ID179600 / Ref.49886)

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