



**Premier
Properties**
Perth



4L 94 Commercial Street, Dundee, DD1 2AJ

Offers Over £159,950



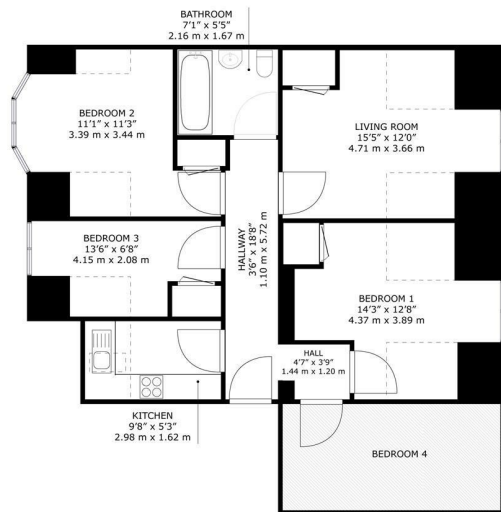
Set across one level, the accommodation comprises a welcoming entrance hall, a modern kitchen with integrated appliances, a bright and generously sized living room, and four well-proportioned bedrooms. A well-appointed bathroom completes the layout. The property further benefits from double glazing and gas central heating throughout.

The property is located on Commercial Street and is within walking distance of Dundee City Centre where both Dundee Universities and V&A museum are located. The property is also just a 10-minute drive to Ninewells Hospital, close to M90 for access to Perth, Edinburgh and Glasgow and has public transport links just minutes' walk from the property making it convenient for access to all major bus routes.

The property is being sold with tenants in situ and is provided with an existing HMO licence – renewed 1st of October 2023 and valid for 3 years. It is currently achieving £1500 per calendar month.

- 4 spacious bedrooms
- Modern kitchen
- Investment opportunity
- Close to local amenities
- Easy access to transport
- Viewing recommended
- Central location





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GROSS INTERNAL AREA
TOTAL: 666 sq. ft, 61.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	76
(55-68) D		(55-68) D	
(39-54) E	58	(39-54) E	58
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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