

Pavillion Properties

www.pavillionproperties.net



Lochee Road

, DD2 2LD

Rental £650 pcm

1 bedroom Apartment available Now

86 Bell Street, Dundee, , DD1 1HN
info@pavillionproperties.net

01382 224446

Opening Times

Mon 09.00 - 17.00; Tues 09.00 - 17.00
Wed 09.00 - 17.00; Thurs 09.00 - 17.00
Fri 09.00 - 17.00; Sat Closed; Sun Closed

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* Furnished

Situation

Fully renovated second floor property close to city centre and both Dundee Universities. With local shops / supermarkets all within walking distance this property is ideal for a single occupant or couple. On all major bus routes and close to Ninewells teaching hospital. The communal close is in the process of being full decorated and new secure entry being fitted. Household income to be considered must be minimum £23,400 supported with minimum 6 months bank statements. We do accept UK guarantors in the case of students who must show income of 6 x annual rent supported by minimum 6 months bank statements. Fully furnished to a good standard the property consists of : * Living room with 55" smart TV with suite and dining area for four and coffee table * Kitchen with 70 / 30 fridge-freezer / induction hob / oven / USB socket kettle & toaster * Double Bedroom with walk in wardrobe/ bedside lamps and table * Walk in shower room * On street parking EPC - C LL reg -461225/189/10491 Council tax - A

Accommodation

Bathroom

Bedroom

Kitchen

Lounge

Property Ref: inst-9500

All measurements are approximate.

Further Information

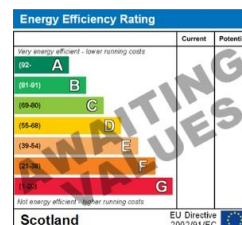
The deposit required is £650

The landlord is willing to rent this home to Employed, Self Employed, Student, Own Means, Retired, Company

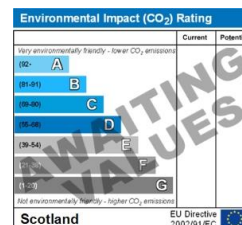
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of Creation Date: 17/05/2025

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Pavillion Properties, 2025. Pavillion Properties Registered in Scotland No.