

Simple Approach



Estate Agents



**10F Bank Mill Road, Dundee
Angus DD1 5QB**

Offers over £99,995

Simple Approach are pleased to welcome this wonderfully presented upper floor, two bedroom flat on Bank Mill Road to the residential market. This fantastic property is conveniently located just minutes away for Dundee City Centre and could not be better situated to take advantage of all amenities. This property comes to the market in great condition throughout, decorated with modern neutral tones this property benefits from bright sizable rooms and lends itself to a wide range of buyers and is the ideal purchase for any first time buyer. Viewing is essential to appreciate the overall fresh look of the property as well as well as the excellent location for those looking to be within walking distance of Dundee City Centre.

Entance Hall

18'8" x 4'6" (5.71 x 1.39)

Lounge

17'2" x 10'4" (5.24 x 3.15)

Kitchen

9'5" x 6'0" (2.89 x 1.84)

Bedroom

11'10" x 10'7" (3.61 x 3.25)

Bedroom

8'7" x 9'8" (2.64 x 2.96)

Bathroom

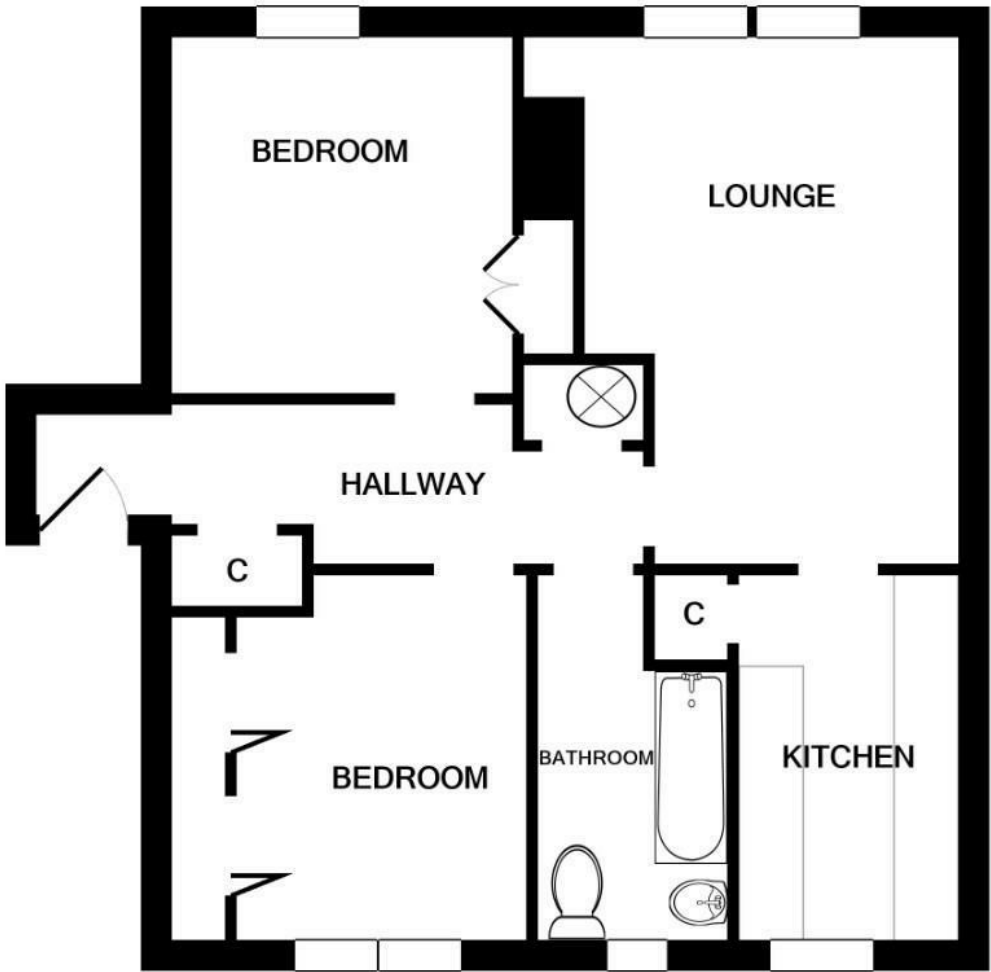
9'8" x 4'8" (2.95 x 1.43)





- Upper Floor Flat
- Fitted Kitchen
- Viewing Essential
- Two Generous Bedrooms
- Bathroom
- Elegant Lounge
- Popular Location





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	54	59
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		