

Simple Approach



Estate Agents



**55 Linton Road, Dundee
Angus DD2 2SY**

Offers over £135,995

*** CLOSING DATE 29/09/2022 12 Noon ***

Simple Approach are delighted to welcome this four bedroom, mid terraced house on Linton Road to the Dundee residential market. Set within a highly sought after location, this property is ideally placed for those seeking the benefits of peaceful living without compromising locality to amenities found just a short distance away. Set across two floors, the property enjoys four generous bedrooms all with fitted storage space, a sizable lounge, good sized kitchen and a family shower room. Boasting sought-after features such as gas central heating, double glazing, a fully enclosed rear garden and ample on street parking available. Although this property could benefit from upgrading, Linton Road lends itself to a wide range of buyers and is the ideal purchase for any growing family or first time buyer looking for a conveniently located home. Viewing is absolutely essential to appreciate full package on offer, with particular note to the spacious accommodation and excellent location.

Lounge

12'7" x 14'4" (3.85 x 4.37)

7'1" x 4'11" (2.16 x 1.52)

Kitchen

16'0" x 6'9" (4.89 x 2.08)

Bedroom

9'6" x 11'4" (2.92 x 3.46)

Bedroom

11'5" x 11'1" (3.48 x 3.39)

Bedroom

10'5" x 9'4" (3.20 x 2.87)

Bedroom

9'6" x 11'3" (2.91 x 3.44)

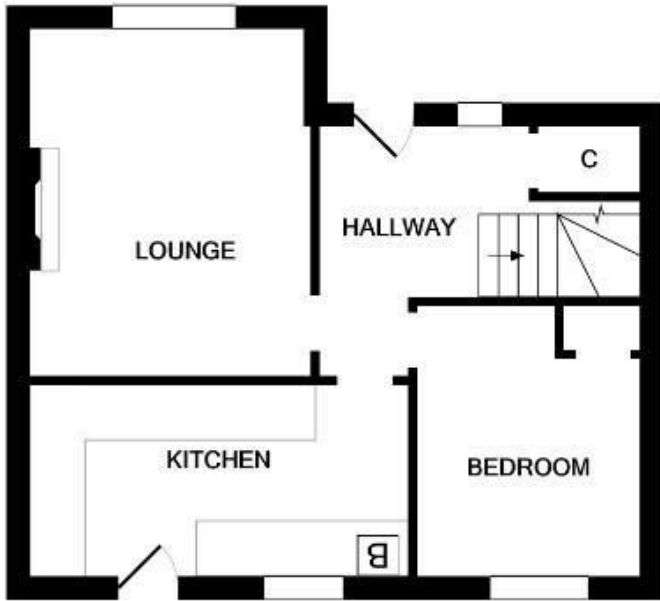
Bathroom





- *** CLOSING DATE 29/09/2022 12 Noon ***
- Highly Sought After Location
- Ample On Street Parking
- Four Generous Bedrooms With Fitted Storage
- Spacious Accommodation Throughout
- Mid Terraced House
- Gas Central Heating & Double Glazing
- Large Private Rear Garden



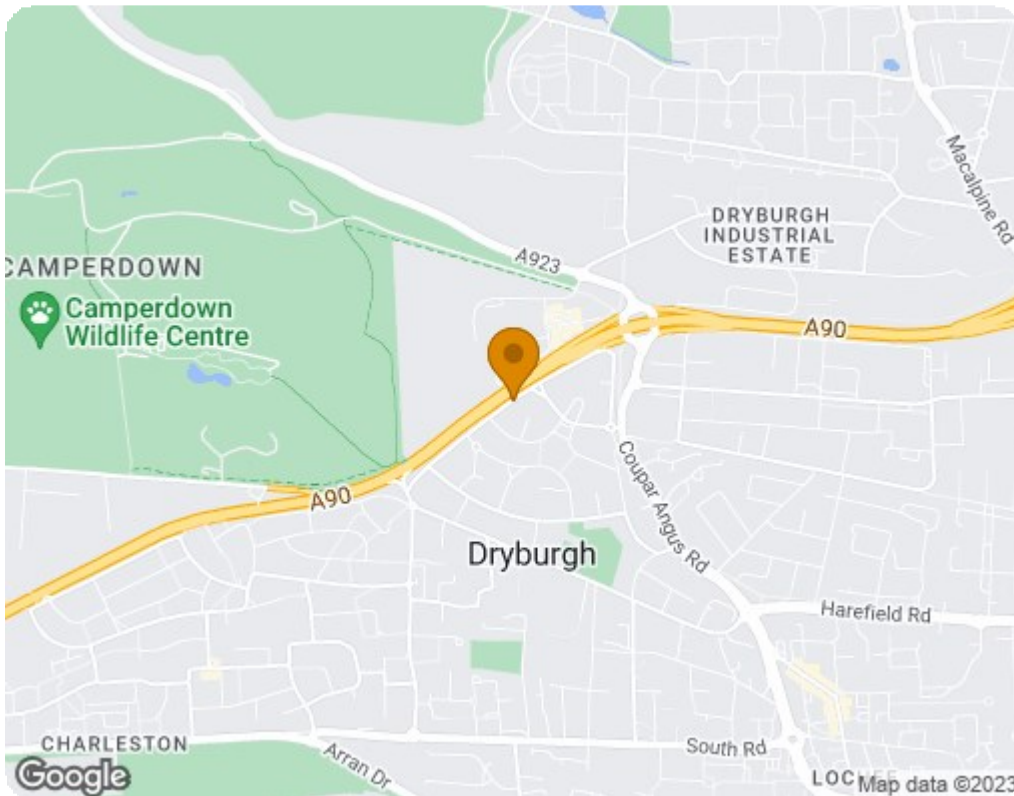


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		