

Simple Approach



**41D Mains Loan, Dundee  
Angus DD4 7AF**

**Offers over £175,995**



Simple Approach are delighted to welcome this beautifully presented, semi detached half story cottage to the Dundee residential market. Set within a highly desirable location, this lovely home offers spacious accommodation set across two floors, comprising; a welcoming hallway, bright a spacious lounge with south facing windows allowing for plentiful natural light to flood the room, a generous ground floor bedroom with ensuite shower room, a modern fitted kitchen and a lovely conservatory completes the ground floor of this property. On the first floor the property enjoys a further large master bedroom and a stylish bathroom. Warmth is provided with gas central heating, a lovely wood burning stove and double glazed windows, the property further benefits from ample on street parking and being close to all local amenities found just a short distance away. Due to its excellent location and immaculate move in condition, this wonderful property lends itself to a wide range of buyers including first time buyers or a small family seeking the benefits of being close to Dundee City Centre without compromising peaceful living. Viewing is essential to appreciate the over all fantastic property on offer here at Mains Loan.

#### **Entrance Vestibule**

4'9" x 4'11" (1.47 x 1.51)

#### **Entrance Hallway**

15'2" x 4'9" (4.64 x 1.46)

#### **Lounge**

12'4" x 14'0" (3.77 x 4.27)

#### **Kitchen**

10'1" x 7'11" (3.08 x 2.43)

#### **Bedroom**

12'5" x 10'11" (3.79 x 3.34)

#### **Ensuite**

5'6" x 3'1" (1.68 x 0.94)

#### **Office/ Conservatory**

7'10" x 5'2" (2.40 x 1.58)

#### **Bedroom**

6'0" x 8'2" (1.83 x 2.50)

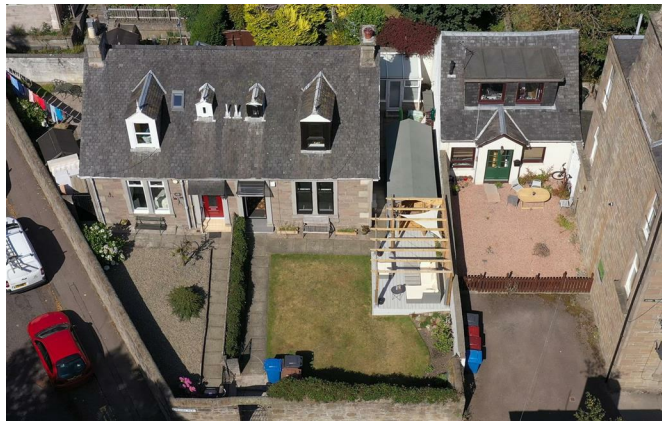
#### **Bathroom**

18'6" x 12'4" (5.66 x 3.78)



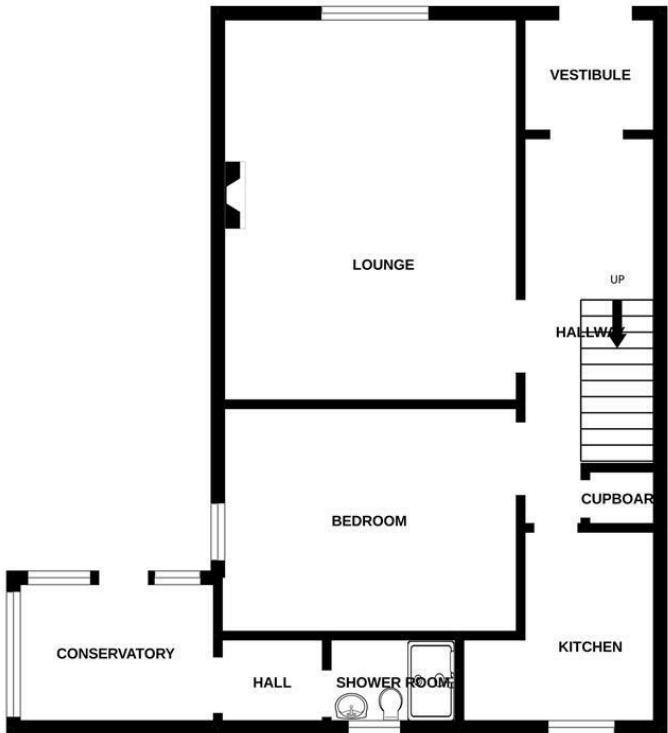


- Well Presented Semi Detached House
- Two Generous Bedrooms
- Lovely Conservatory
- Modern Kitchen
- Bright And Spacious Lounge
- Gas Central Heating And Double Glazing
- Ample On Street Parking
- Desirable Location

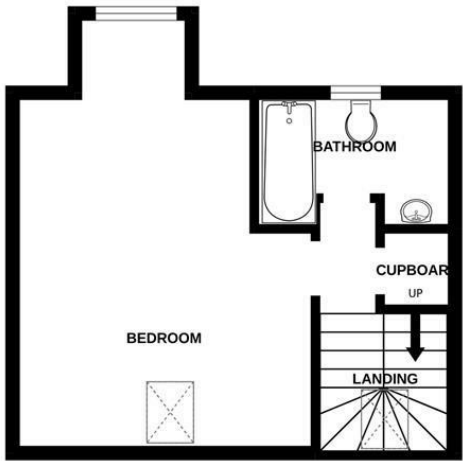




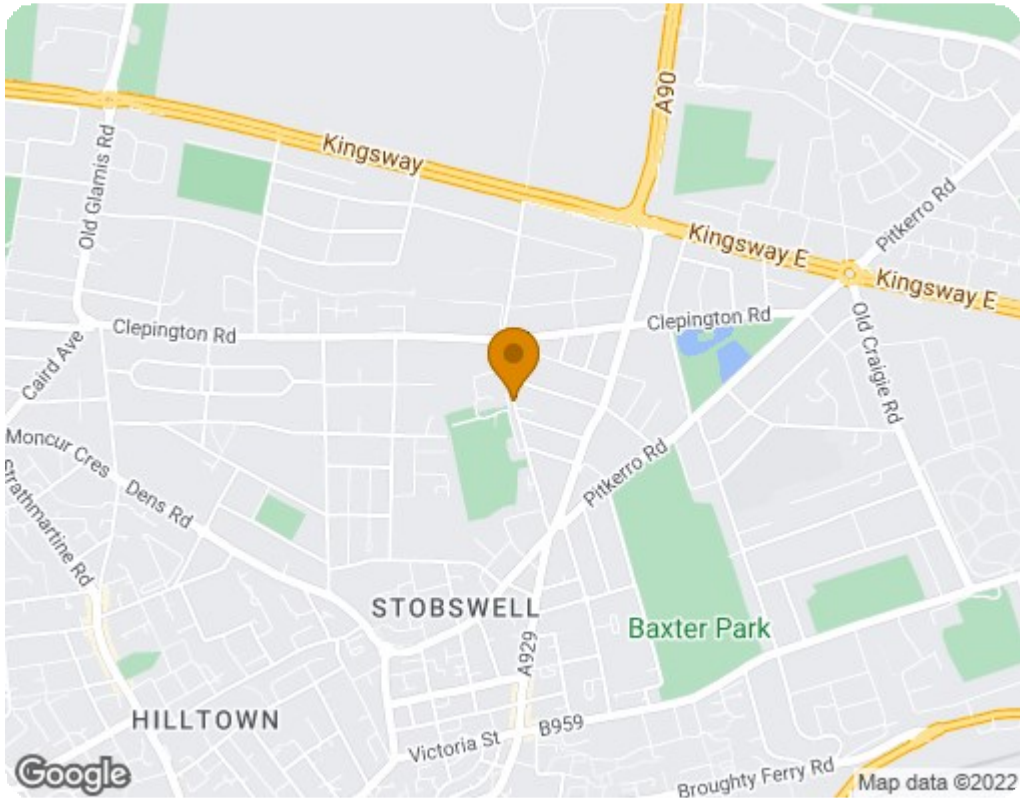
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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   |         | 81        |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   | 54      |           |
| (1-20) G  |         |           |
| Not energy efficient - higher running costs                     |         |           |
| Scotland EU Directive 2002/91/EC                                |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         | 81        |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   | 52      |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| Scotland EU Directive 2002/91/EC                                |         |           |