

Simple Approach



Estate Agents



12D Rosefield Street, Dundee
Angus DD1 5PP

£79,995

Simple Approach are pleased to welcome this wonderfully presented third floor, two bedroom flat on Rosefield Street to the residential market. The seller of this property currently has tenants in this property and would like to sell with the sitting tenants. 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.

Entrance Hallway

8'4" x 5'6" (2.55 x 1.69)

Lounge

11'8" x 12'2" (3.58 x 3.72)

Kitchen

13'8" x 5'11" (4.18 x 1.81)

Bedroom

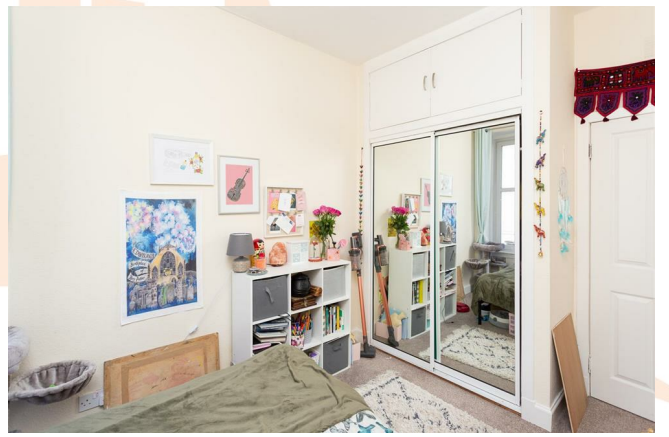
9'11" x 10'9" (3.04 x 3.30)

Bedroom

7'4" x 10'9" (2.26 x 3.29)

Bathroom

4'11" x 8'9" (1.51 x 2.69)





- Spacious Two Bedroom Flat
- Modern Bathroom
- Viewing Recommended
- Bright Sizable Lounge
- Popular Location
- Modern Fitted Kitchen
- Close To All Local Amenities





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	51	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC