

12 Springfield, Dundee

Angus DD1 4JE

Offers over £270,000

Simple Approach are excited to bring to the market this 5/6 bedroom town house, located in the very desirable west-end of Dundee. This property would ideally suit an Investor as it is currently run under HMO license student let and currently let. Set close to the city centre and is 100 yards from the Dundee University campus boundary. This very spacious property comprises of a bright lounge (or 6th bedroom), another five good sized bedrooms, spacious dining/kitchen (and outhouse utility room, with plenty of storage), bathroom, shower room, and WC. Dundee is Scotland's fourth largest city and hosts a vast array of amenities, not least two reputable Universities, and good bus, rail and air links making the rest of Scotland and beyond easily accessible.

This property has to be viewed to appreciate the opportunity it has to offer.

Entrance Hall

Viewings to be arranged through Simple Approach, Dundee, 01382 646 133

Bedroom

10'4" x 7'4" (3.26 x 2.26)

Lounge / 6th Bedroom

18'2" x 14'7" (5.55 x 4.45)

Bedroom

12'10" x 9'5" (3.92 x 2.88)

Kitchen / Dining

21'9" x 14'1" (6.65 x 4.31)

Bedroom

13'3" x 9'2" (4.06 x 2.81)

Rear Out Building / Utility

10'4" x 8'2" (3.17 x 2.51)

Bedroom

16'10" x 11'8" (5.14 x 3.56)

Bathroom

13'1" x 7'10" (4.01 x 2.39)

Bedroom

13'1" x 9'9" (3.99 x 2.99)

Shower Room

8'11" x 3'3" (2.73 x 1.01)

WC

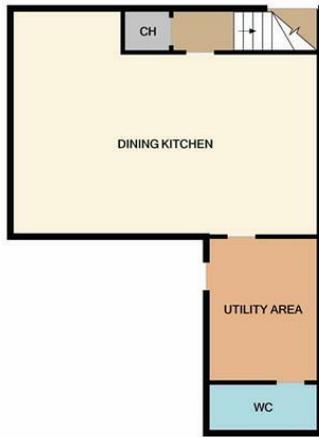
7'9" x 2'11" (2.37 x 0.89)





- University Campus Town House
- Large Kitchen / Dining Area
- Rear Garden
- Lounge (6th Bedroom)
- Outhouse / Utility Room
- HMO
- Five Bedrooms
- Bathroom, Shower Room & WC
- Viewing Essential

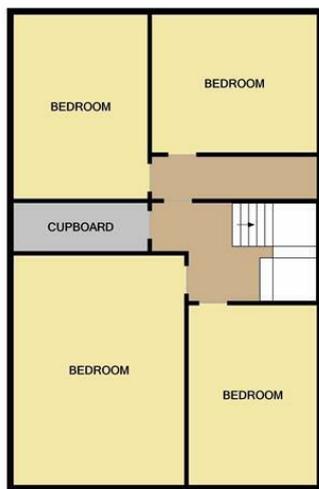




LOWER GROUND FLOOR



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			
(81-91) B			80
(69-80) C		60	
(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			55
(39-54) E		30	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	