



2/R, 11 Dunholm Road, Dundee
Angus DD2 4NQ
Offers over £52,995

Simple Approach are delighted to welcome this beautifully decorated two bedroom flat on Dunholm Road to the Dundee residential market. This lovely property is placed in the ever popular area of Dryburgh, benefiting from being just a short distance away from Dundee City Centre and all local amenities. This great top floor flat comes to the market in great condition boasting bright and spacious accommodation throughout, with two generous bedrooms, a stylish kitchen with integrated appliances, a large lounge and a modern shower room. Additionally this property enjoys sought after, modern comforts such as electric storage heating, double glazing, a secure entry system and ample street parking. Viewing is essential to appreciate the overall space and excellent move in condition on offer with this property.

Entrance Hallway

19'0" x 4'11" (5.81 x 1.51)

Lounge

17'7" x 8'9" (5.36 x 2.69)

Kitchen

10'1" x 6'5" (3.09 x 1.96)

bedroom

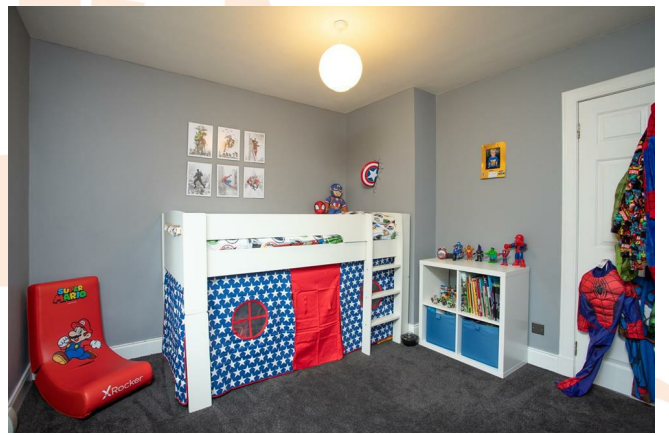
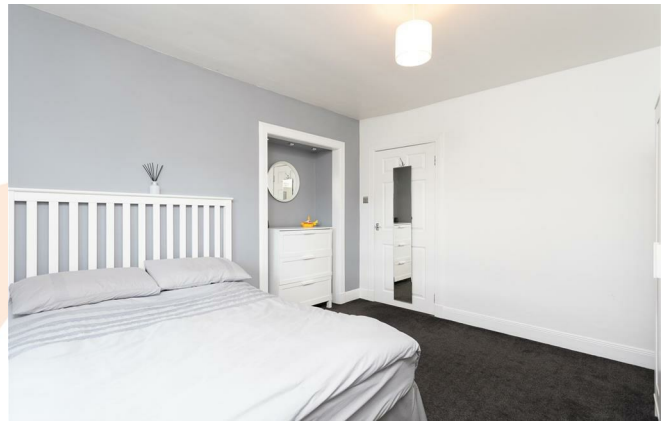
12'3" x 10'11" (3.75 x 3.34)

Bedroom

10'2" x 10'11" (3.10 x 3.33)

Bathroom

10'2" x 5'0" (3.11 x 1.54)





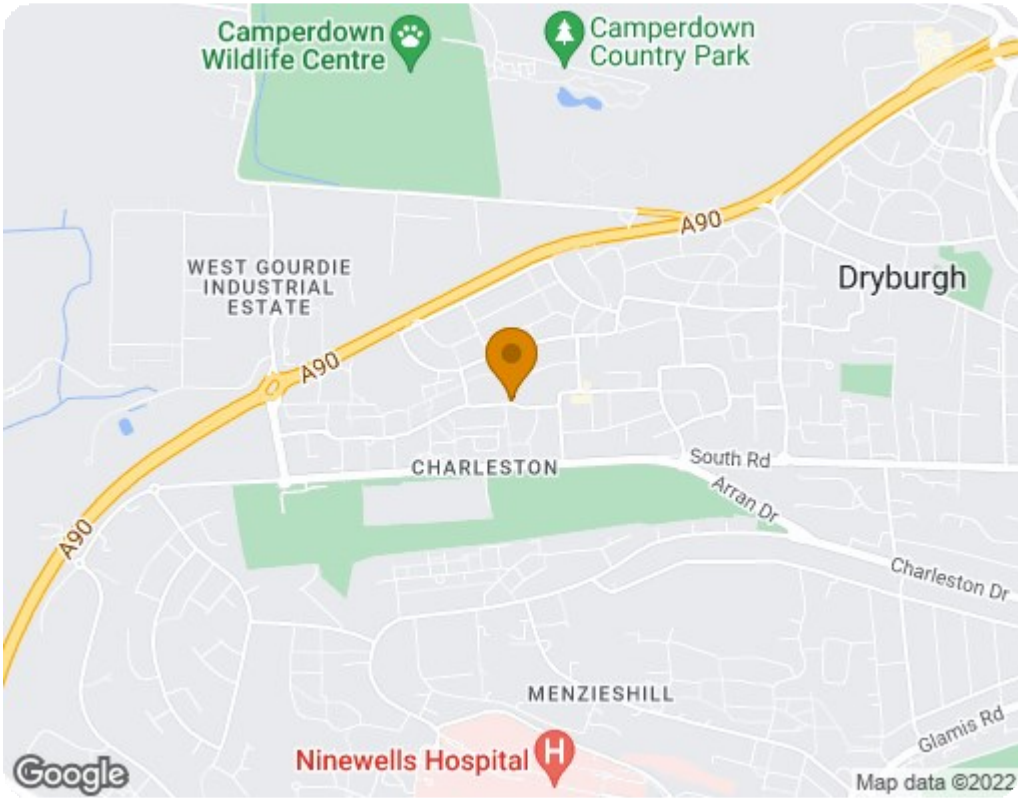
- Modernised Two Bedroom Top Floor Flat
- Electric Storage Heating & Double Glazing
- Secure Entry System
- Stylish Fitted Kitchen
- Highly Desirable Location
- Excellent Move In Condition
- Ample Street Parking



SECOND 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	72
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	49	58
Scotland EU Directive 2002/91/EC		