

Simple Approach



**20A Thomson Street, Dundee
Angus DD1 4LE**

Offers over £184,995

Simple Approach are delighted to welcome this very well presented, four-bedroom property, set within the highly sought after, west-end area in Dundee. This lovely property is currently being run under HMO license student accommodation and benefits from being a 5 minute walk to Dundee University Campus and would be the ideal purchase for an investor looking for a successful investment opportunity. This very spacious property comprises of an entrance vestibule, a bright and spacious lounge with ceiling to floor window allowing ample natural light to flood the room, a sizable kitchen, four generous bedrooms and a bathroom with shower over bath facility, the property also benefits from having a stunning view over the Tay on the upper floor. The property enjoys many desirable, modern comforts such as electric storage heating, double glazing, permitted car parking, ample storage space, private front door and being close by to all local amenities found just minutes away. There is also access to two garden spaces and drying greens to the rear of the property. Viewing is essential to truly appreciate the overall size and excellent location on offer here at Thomson Street.

Lounge

12'5" x 13'3" (3.79 x 4.06)

Bedroom

10'2" x 12'7" (3.11 x 3.86)

Kitchen

11'0" x 10'2" (3.37 x 3.11)

Bedroom

12'5" x 10'8" (3.79 x 3.27)

Bedroom

11'10" x 12'2" (3.63 x 3.71)

Bedroom

12'0" x 15'6" (3.66 x 4.74)

Bathroom

6'4" x 6'10" (1.94 x 2.09)

Eve space

10'10" x 6'7" (3.32 x 2.01)

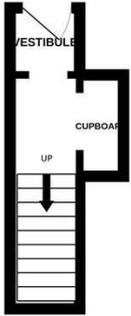




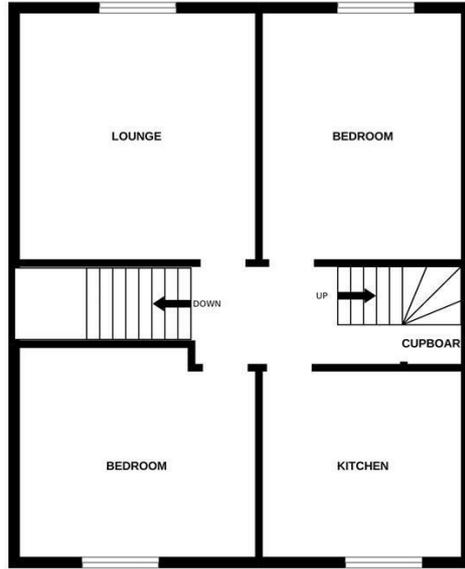
- Excellent Investment Opportunity
- Large Kitchen
- 5 Minute Walk To Dundee University Campus
- Picturesque Tay View From Upper Floor
- Four Sizable Bedrooms
- Communal Rear Garden & Drying Green
- Ample Storage Space
- Bright & Spacious Lounge
- Close To All Local Amenities
- Permitted Parking Spaces Available



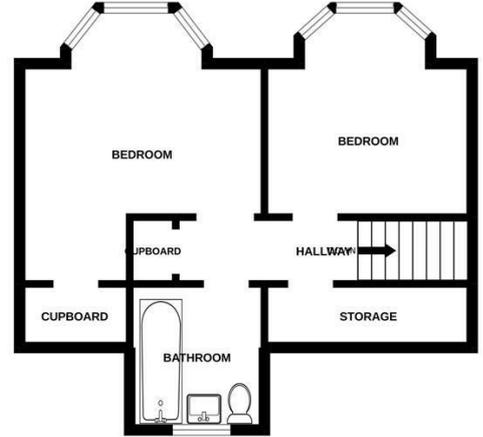
GROUND FLOOR



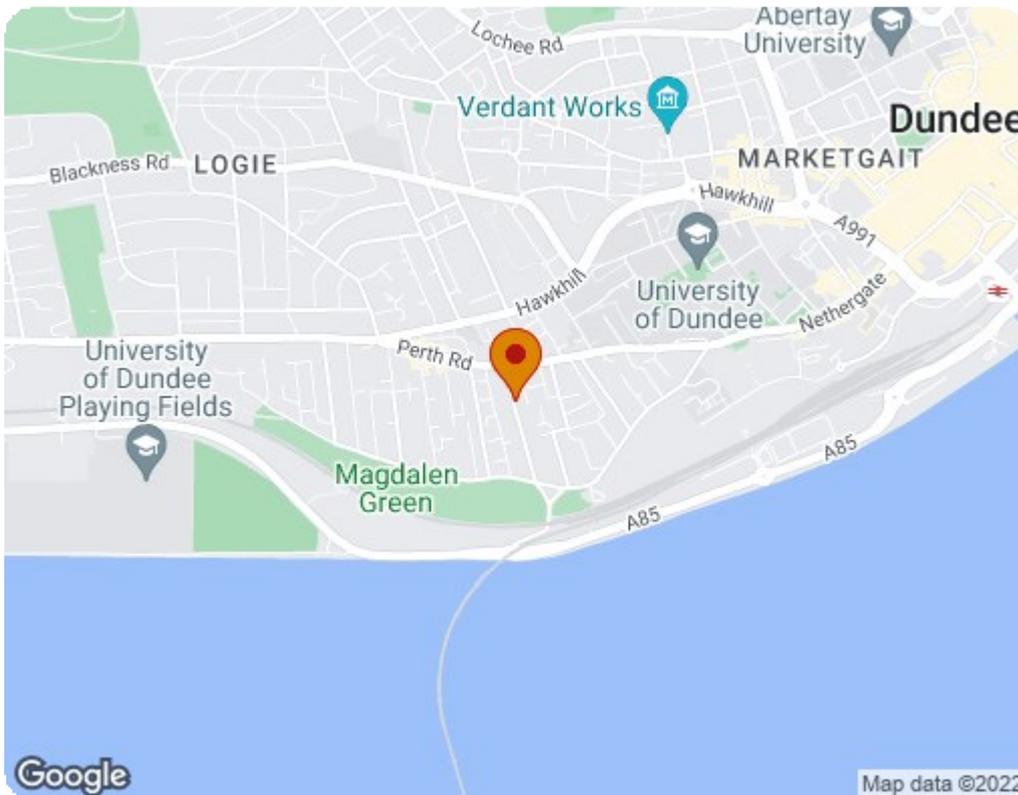
1ST FLOOR



ATTIC 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			68
(55-68) D			
(39-54) E		42	
(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			51
(39-54) E			
(21-38) F		23	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	