



421 King Street, Dundee
Angus DD5 2HA
Offers over £242,995

Simple Approach are delighted to welcome this quaint three bedroom, detached house set in the ever desirable area of Broughty Ferry to the residential market. Broughty Ferry is a suburb of Dundee and is situated four miles east of the city centre on the north bank of the Firth of Tay and offers a host of local amenities. This great property is the ideal purchase for any growing family seeking the benefits of peaceful living in a fantastic family friendly location. This well proportioned accommodation comprises a spacious lounge, a good sized kitchen with ample counter space, three generous bedrooms and a family bathroom. Whilst the property would benefit from upgrading, this excellent home lends itself to a wide range of purchasers with boasting features such as double glazing windows, gas central heating and a private driveway. Viewing is absolutely essential to appreciate the overall space and superb location on offer at King Street.

Lounge

19'6" x 13'1" (5.95 x 4.01)

Bedroom

17'4" x 13'5" (5.30 x 4.09)

Bedroom

9'8" x 16'7" (2.96 x 5.08)

Glory Hole

5'8" x 6'7" (1.73 x 2.01)

Vestibule

4'4" x 9'10" (1.33 x 3.00)

Kitchen

12'4" x 13'0" (3.76 x 3.97)

Bathroom

9'4" x 7'4" (2.86 x 2.26)

Bedroom

11'8" x 8'9" (3.57 x 2.69)





- Detached Family Home
- Double Glazing & Gas Central Heating
- Would Benefit From Upgrading
- Three Sizable Bedrooms
- Private Driveway
- Desirable Broughty Ferry Location
- Generous Garden





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		54	
(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			85
(81-91) B			
(69-80) C			
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	