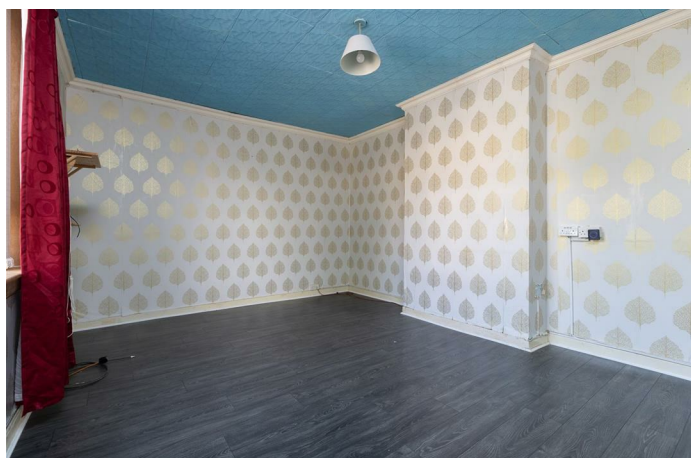


Simple Approach



9 Ambleside Terrace, Dundee
Angus DD3 0DB

Offers over £117,995

Simple Approach are pleased to welcome this three bedroom end terraced house on Ambleside Terrace to the Dundee residential market. Set within a highly sought after location, this property is ideally placed for those seeking the benefits of peaceful living without compromising locality to amenities found just a short distance away. Set across two floors, the property enjoys three generous bedrooms all with fitted storage space, a spacious lounge, good sized kitchen and a stylish shower room completes this family home. Boasting sought-after features such as gas central heating, double glazing, a fully enclosed rear garden and a large private driveway. Although this property could benefit from upgrading, Ambleside Terrace lends itself to a wide range of buyers and is the ideal purchase for any growing family or first time buyer looking for a conveniently located home. Viewing is absolutely essential to appreciate full package on offer, with particular note to the spacious accommodation.

Lounge

15'3" x 11'4" (4.65 x 3.47)

Kitchen

15'3" x 6'1" (4.65 x 1.86)

Bedroom

11'5" x 9'7" (3.48 x 2.93)

Bedroom

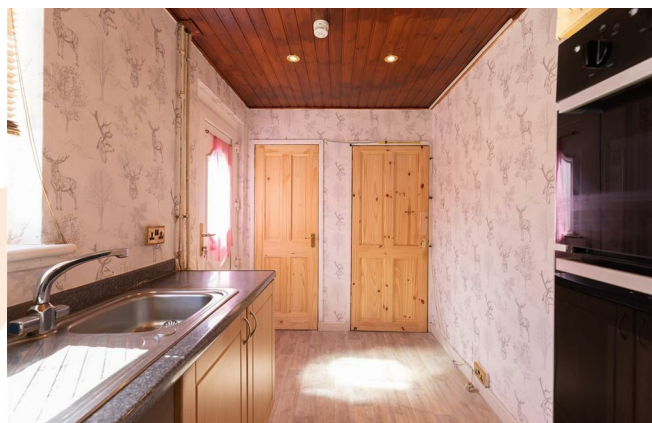
11'4" x 12'10" (3.47 x 3.93)

Bedroom

10'4" x 11'4" (3.16 x 3.47)

Bathroom

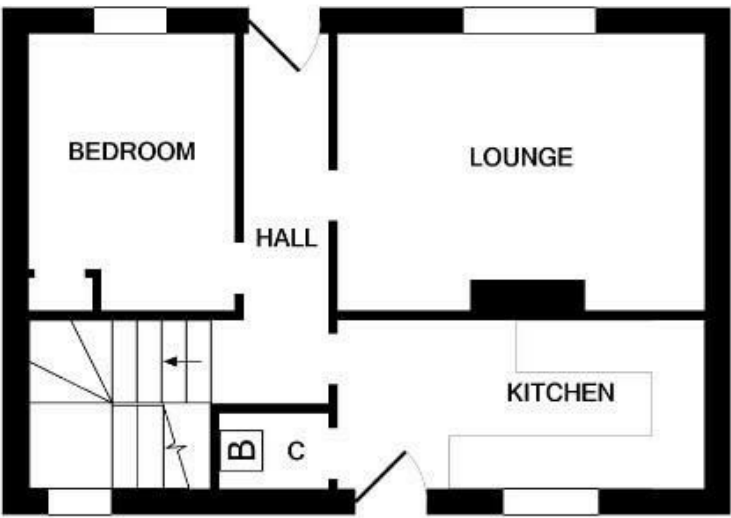
6'7" x 6'1" (2.02 x 1.86)





- End Terraced House
- Spacious Accommodation Throughout
- Private Driveway
- Three Generous Bedrooms
- Gas Central Heating & Double Glazing
- Would Benefit From Upgrading
- Excellent Location
- Sizable Rear Garden



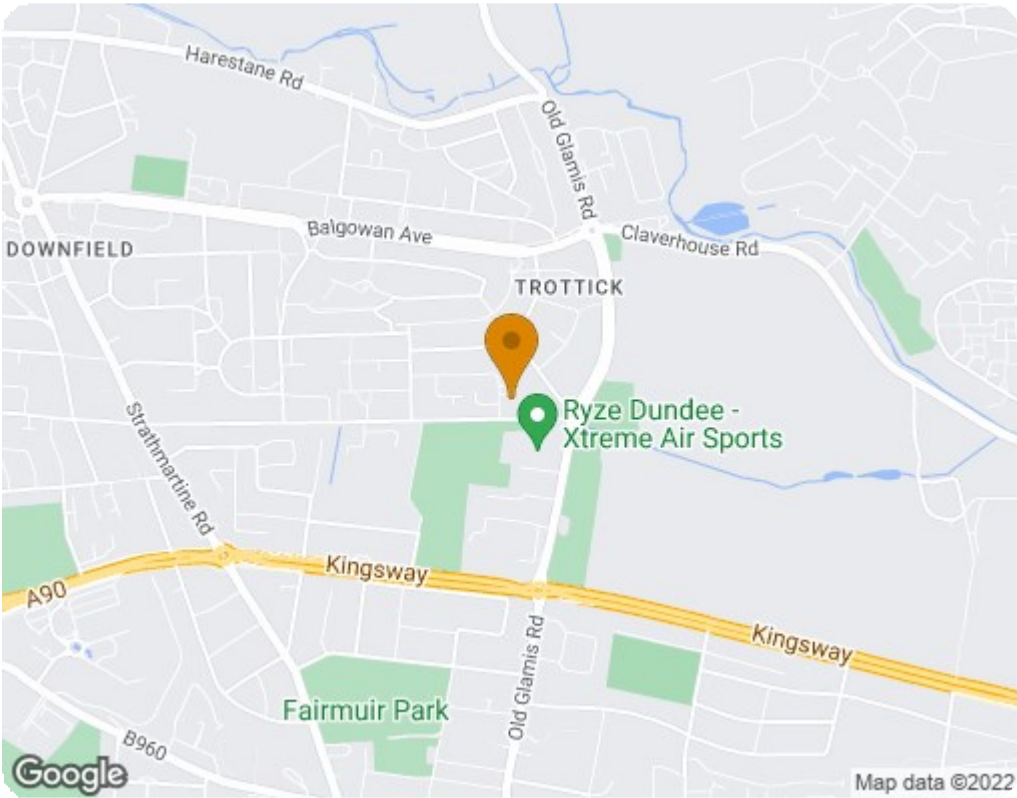


GROUND FLOOR



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		84
(81-91) B		
(69-80) C	69	
(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
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		