

Simple Approach



Ground Floor Left 54 Main Street, Dundee

Angus DD3 7HN

Offers over £54,995

Simple Approach are delighted to welcome to the market this spacious, well presented ground floor flat. This property would ideally suit either a first time buyer, Buy To Let Investor or perhaps student. Set on Main Street and close the city centre where nearby a vast array of amenities can be enjoyed including two reputable Universities, easy access to the city centre via bus routes where various amounts of Restaurants and shopping facilities can be enjoyed. This property is well presented with politely finished neutral tones throughout and offers spacious accommodation to include, entrance hall, a spacious lounge, separate kitchen space, good size bedroom and family bathroom. Viewing this property is highly recommended to fully appreciate the generous rooms and fantastic location on offer, viewing is by appointment with Simple Approach Dundee by calling 01382 646133.

Entrance Hallway

7'4" x 3'7" (2.24 x 1.10)

Lounge

12'10" x 12'1" (3.92 x 3.69)

Kitchen

10'4" x 4'9" (3.15 x 1.46)

Bedroom

8'8" x 9'4" (2.65 x 2.85)

Bathroom

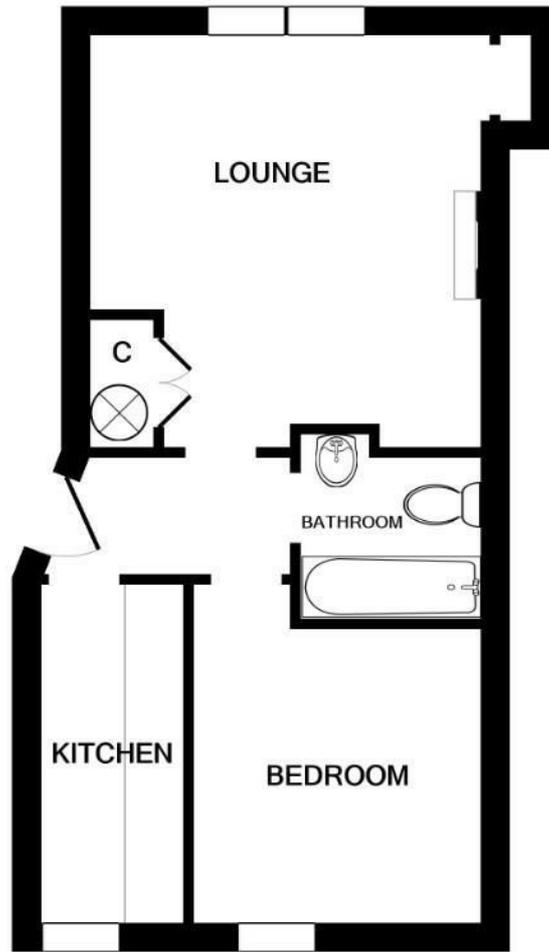
5'2" x 5'5" (1.58 x 1.66)





- Ground Floor Flat
- Communal Outdoor Space
- On Street Parking
- Good Size Double Bedroom
- City Centre Location
- Family Bathroom with Shower Facility
- Private Garden Space





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			77
(81-91) B			
(69-80) C			
(55-68) D		59	
(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			69
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	