



18 Patrick Place, Dundee
Angus DD2 1XB
Offers over £195,995

Simple Approach are delighted to welcome this immaculately presented, end terraced two story villa to the Dundee residential market. This two bedroom property is set within the highly sought after, west-end area in Dundee and benefits from being close to all local amenities found near by and Dundee City Centre just a short distance away. Patrick Place enjoys spacious accommodation throughout, comprising; a bright and spacious lounge with large ceiling to floor windows allowing for plentiful natural light to flood the room and an open plan kitchen/diner with integrated appliances and ample space for dining. On the first floor of the property there are two generous bedrooms with fitted storage space and a stylish family bathroom completes this beautiful home. The property comes with desirable modern comforts such as gas central heating, double glazed windows, a large private rear garden and a driveway; making this a must-see property to appreciate the space provided and idyllic central location. This house would be ideal for a wide range of buyers and viewing is highly recommended to appreciate the superb family home that is on offer.

Lounge/Diningroom

23'3" x 15'6" (7.10 x 4.74)

Kitchen

7'5" x 8'1" (2.27 x 2.48)

Entrance Vestibule

4'7" x 6'2" (1.42 x 1.88)

Bedroom

12'8" x 9'6" (3.87 x 2.91)

Bedroom

10'7" x 9'4" (3.25 x 2.87)

Bathroom

7'4" x 5'9" (2.24 x 1.77)





- End Terraced Two Story Villa
- Open Plan Kitchen, Dinner & Lounge
- Sought After West End Location
- Gas Central Heating & Double Glazing

- Very Well Presented Throughout
- Spacious Accommodation Throughout
- Large Garden To The Front And Rear

- Two Generous Bedrooms
- Stylish Bathroom
- Private Driveway





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	86
(81-91)	B	71
(69-80)	C	
(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	85
(81-91)	B	69
(69-80)	C	
(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	