

Simple Approach



Estate Agents



**11 Trinity Court, Dundee**  
**Angus DD2 1GY**

**Offers over £173,995**



Simple Approach are delighted to welcome to the market this spacious well presented first floor executive apartment set in a highly sought-after West end location of the city of Dundee. Dundee is Scotland's fourth largest city and hosts a vast array of amenities not least two reputable Universities the property is ideally placed for: Perth Road amenities, Ninewells Hospital and excellent commuter transport links making the rest of Scotland and beyond accessible. This property offers well appointed accommodation which comprises: Bright elegant lounge with feature balcony, feature glass brick wall round the kitchen / dining room area, bathroom and two bedrooms with the master having an en-suite. This property further benefits from parking with guest spaces, secure entry system, double glazing, gas central heating. Viewing of this property is highly recommended and by appointment through Simple Approach Dundee 01382 646133.

**Entrance Hallway**

11'5" x 4'7" (3.50 x 1.40)

11'2" x 8'5" (3.42 x 2.57)

**Lounge**

14'3" x 15'7" (4.36 x 4.77)

**Kitchen**

10'4" x 9'0" (3.15 x 2.75)

**Bathroom**

4'5" x 7'11" (1.37 x 2.42)

**Bedroom**

13'8" x 8'4" (4.18 x 2.56)

**Ensuite**

5'9" x 5'5" (1.76 x 1.66)

**Bedroom 2**





- Sizable Two Bedroom Flat
- Stylish Bathroom
- Highly Sought After Location
- Gas Central Heating and Double Glazing
- Modern Fitted Kitchen
- Allocated Parking Space





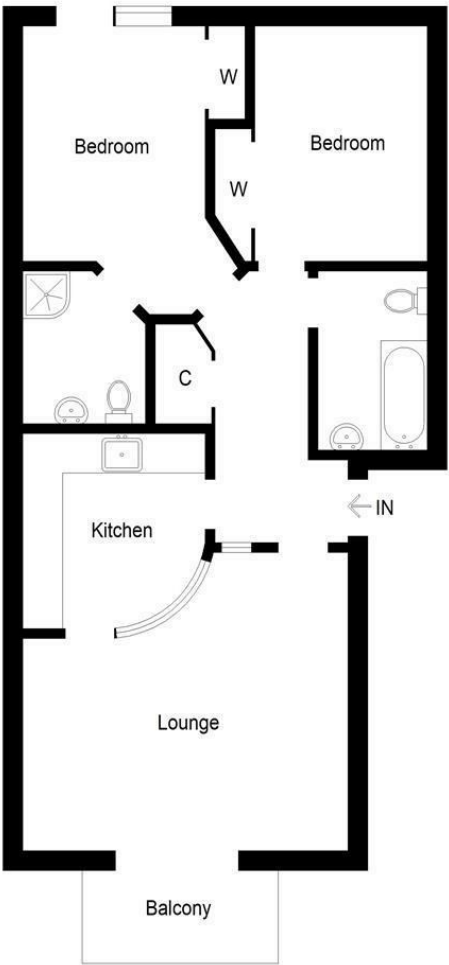


Illustration For Identification Purposes Only.  
Not To Scale (ID572142/ Ref:71001)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	79
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B	79	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		