

Simple Approach



Estate Agents



11 Springfield, Dundee

Angus DD1 4JE

Offers over £280,000

284 Perth Road, DD2 1AN

Tel: 01382 646 133 Email: [info@simpleapproachdundee.co.uk](mailto:info@simpleapproachdundee.co.uk) [www.simpleapproachea.co.uk](http://www.simpleapproachea.co.uk)

Simple Approach are excited to bring to the market this 5 bedroom town house, located in the very desirable west-end of Dundee. This property would ideally suit an Investor as it is currently run under HMO license student let, and is set close to the city centre and is 100 yards from the Dundee University campus boundary.

This very spacious property comprises of a bright lounge ( or 6th bedroom ), another five good sized bedrooms, spacious dining/kitchen ( and outhouse utility room, with plenty of storage ), bathroom, shower room, and WC. Dundee is Scotland's fourth largest city and hosts a vast array of amenities, not least two reputable Universities, and good bus, rail and air links making the rest of Scotland and beyond easily accessible.

This property has to be viewed to appreciate the opportunity it has to offer.

Viewings to be arranged through Simple Approach, Dundee, 01382 646133.

### Entrance Vestibule

9'8" x 7'6" (2.96 x 2.29)

### Entrance Hallway

7'4" x 12'11" (2.24 x 3.96)

### Lounge/ Bedroom 1

14'4" x 18'4" (4.38 x 5.61)

### Bedroom 2

13'1" x 10'5" (3.99 x 3.20)

### Bedroom 3

9'5" x 11'1" (2.89 x 3.39)

### Bedroom 4

13'6" x 10'8" (4.13 x 3.27)

### Bedroom 5

9'4" x 13'0" (2.87 x 3.97)

### Bedroom 6

16'6" x 11'8" (5.03 x 3.56)

### Kitchen

21'5" x 12'11" (6.53 x 3.94)

### Bathroom 1

6'3" x 7'1" (1.93 x 2.17)

### Bathroom 2

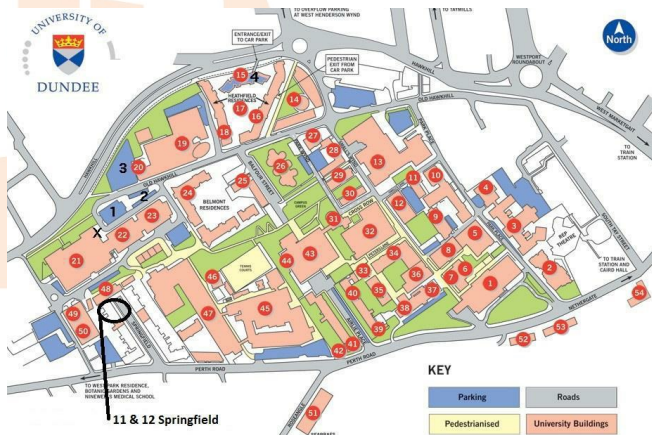
7'0" x 5'2" (2.15 x 1.60)

### W/C

6'11" x 3'1" (2.11 x 0.95)

### Utility

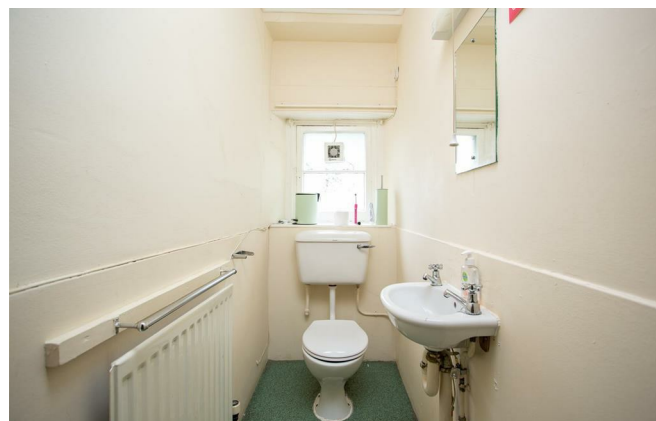
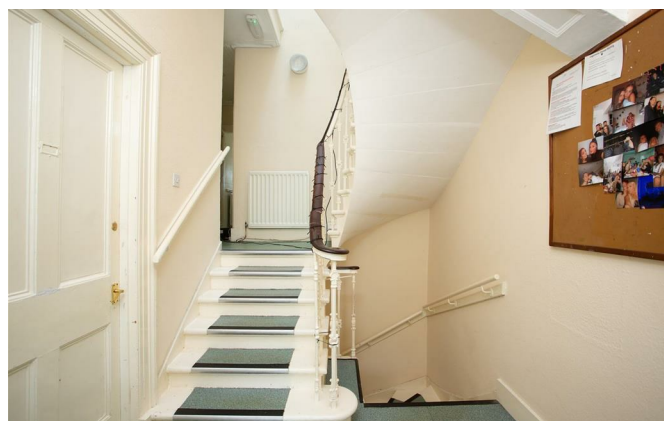
15'6" x 11'8" (4.73 x 3.58)







- University campus Town House
- Large kitchen / Dining area
- Rear Garden
- Lounge / 6th Bedroom
- Out House Utility Room
- HMO
- Five Bedrooms
- Bathroom, Shower Room and WC
- Viewing essential





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.  
Made with Metropix ©2021



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	55	
(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		
(69-80) C		
(55-68) D		53
(39-54) E		
(21-38) F	25	
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		