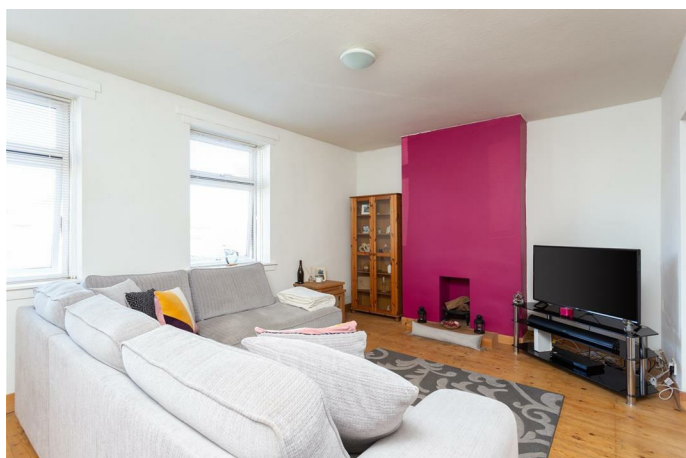


Simple Approach



Estate Agents



15A Ballantrae Road, Dundee
Angus DD4 8PL

Offers over £71,995

Simple Approach are delighted to welcome this very sophisticated and stylish two-bedroom flat on Ballantrae Road to the Dundee market. This great property is conveniently placed in the Douglas area, ideal for any buyer looking to be close to all local amenities and convenient for the city centre. This beautifully presented property comprises of a bright open plan lounge / kitchen area which also benefits from a useful utility space. Comfortable accommodation is provided with the two sizeable bedrooms which both enjoy built in cupboard space and a stylish family bathroom completes the accommodation. Externally the property offers good communal garden space with a dedicated exclusive patio area which is solely owned by the apartment. This property lends itself to a wide range of buyers and would be the ideal purchase for any Investor or first-time buyer looking for a centrally-located home in move-in condition throughout. Viewing is absolutely essential to appreciate the overall package on offer.

Entrance Hallway

13'8" x 3'5" (4.19 x 1.05)

Lounge

11'7" x 15'10" (3.54 x 4.83)

Kitchen

9'1" x 13'3" (2.78 x 4.05)

Utility Room

5'4" x 4'7" (1.63 x 1.41)

Master Bedroom

11'7" x 9'9" (3.54 x 2.98)

Bedroom 2

9'6" x 11'6" (2.90 x 3.51)

Bathroom

6'2" x 5'1" (1.88 x 1.55)

External

To the rear of the property there is a large grassed area which is communal and dedicated private patio which is exclusive to the property.

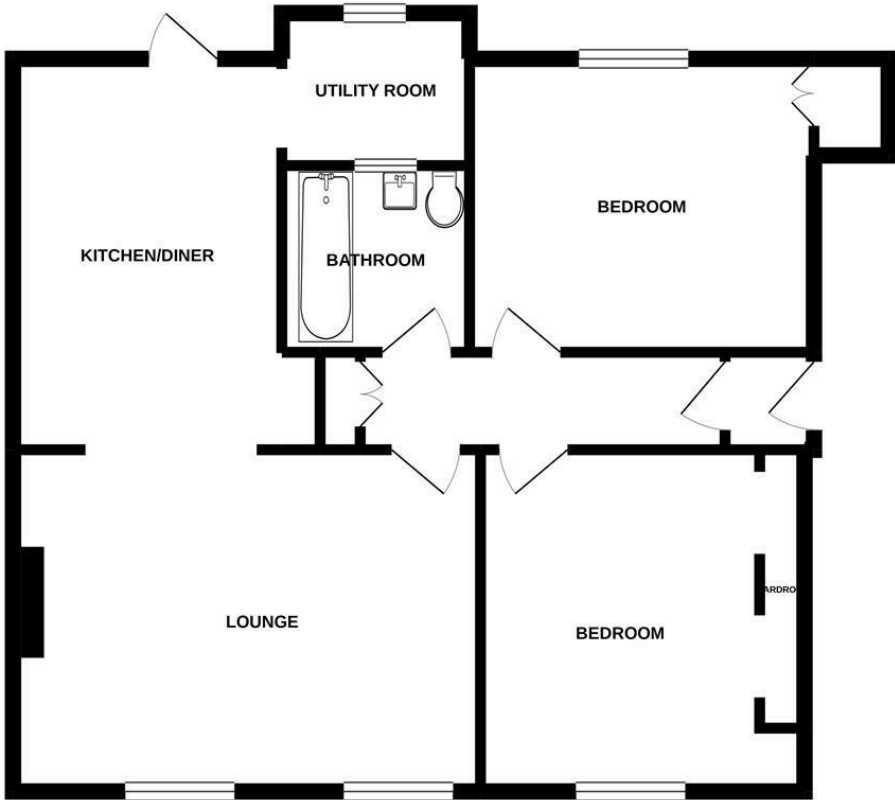




- Spacious Two Bedroom Apartment
- Open Plan Lounge / Kitchen
- Secure Entry System
- Gas Central Heating
- Useful Utility Space
- Perfect First Time Buyer Opportunity
- Double Glazing
- Stylish Bathroom



GROUND FLOOR
71.9 sq.m. (774 sq.ft.) approx.



TOTAL FLOOR AREA : 71.9 sq.m. (774 sq.ft.) approx.
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		
(81-91) B		
(69-80) C	71	76
(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		
(81-91) B		
(69-80) C	69	77
(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		