

Simple Approach



14K Rankine Street, Dundee
DD3 6DZ

Offers over £159,950

Set within a highly sought-after location, this immaculately presented upper floor apartment on Rankine Street is offered to the market in true move-in condition. Ideally positioned, the property is within easy reach of a wide range of local amenities and is just a short distance from Dundee City Centre, making it perfect for convenient central living.

The accommodation is both spacious and well-proportioned throughout, comprising a welcoming entrance hallway, a bright open plan lounge with a modern fitted kitchen, two generously sized bedrooms with fitted wardrobes, and a stylish bathroom featuring a shower over the bath.

The property has been finished to a high standard with tasteful décor throughout and benefits from desirable features including gas central heating, double glazing, and residential parking. The kitchen also enjoys charming views over the nearby church, adding to the appeal. Externally, there is a well-maintained communal garden to the rear, along with a shared storage cupboard within the entryway.

Rankine Street will appeal to a wide range of buyers, including first-time purchasers, couples, and small families seeking a modern, well-located home. Early viewing is highly recommended to fully appreciate what this fantastic property has to offer.

Lounge / Kitchen

13'10" x 23'4" (4.22 x 7.12)

Bedroom One

9'6" x 12'0" (2.91 x 3.67)

Bedroom Two

9'6" x 10'11" (2.91 x 3.33)

Bathroom

6'10" x 7'3" (2.10 x 2.21)

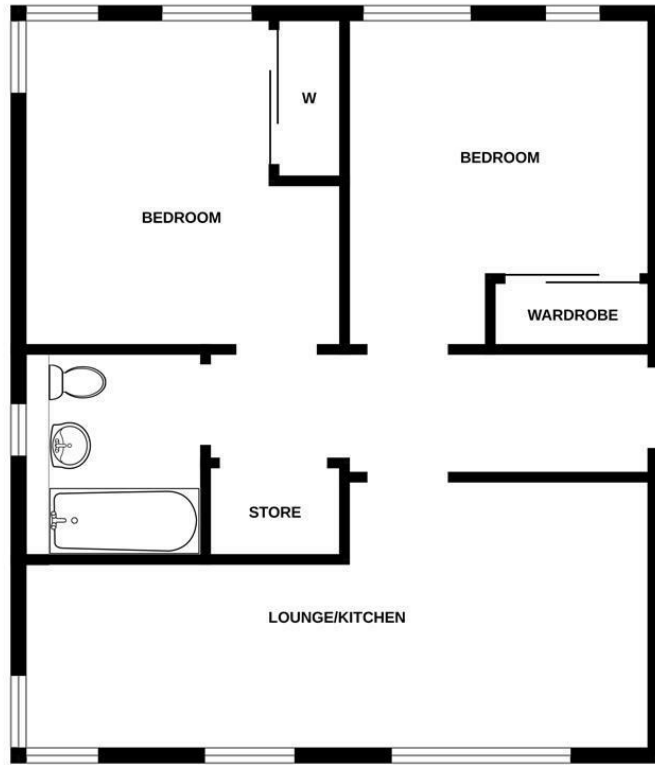




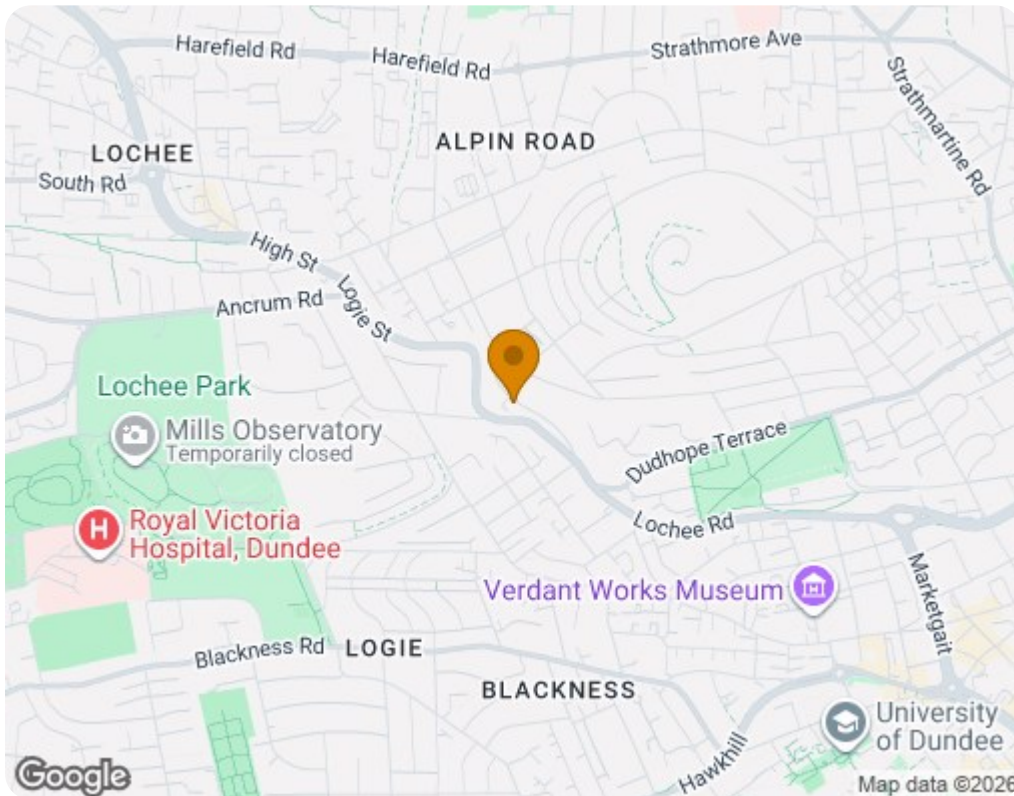
- Very Well Presented Upper Floor Apartment
- Open Plan Kitchen / Lounge
- Private Residential Parking
- Two Generous Bedrooms
- Gas Central Heating & Double Glazing
- Well Maintained Communal Garden
- Fitted Wardrobes
- Chic Bathroom With Shower Over Bath Facility
- Highly Sought After Location



FIRST FLOOR



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. Made with Metropix ©2020



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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		
(81-91) B	85	85
(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	