

Simple Approach



**6 Broomlee Road, Dundee
Angus DD2 4UR**

Offers over £118,995

Simple Approach are delighted to welcome this three bedroom, mid terraced house on Broomlee Road to the Dundee residential market. Set within a highly sought after location, this property is ideally placed for those seeking the benefits of peaceful living without compromising locality to amenities found just a short distance away. Set across two floors, the property enjoys three generous bedrooms two of which have useful fitted storage space, a sizable lounge/diner, a downstairs WC, a generous kitchen and a further stylish, family shower room. Boasting sought-after features such as gas central heating, double glazing, a fully enclosed rear garden and ample on street parking available. Although this property could benefit from upgrading, Broomlee Road lends itself to a wide range of buyers and is the ideal purchase for any growing family or first time buyer looking for a conveniently located home. Viewing is absolutely essential to appreciate full package on offer, with particular note to the spacious accommodation and excellent location.

Entrance Hallway

5'5" x 12'0" (1.67 x 3.68)

Lounge

12'11" x 21'3" (3.96 x 6.49)

Kitchen

11'3" x 8'4" (3.45 x 2.55)

w/c

5'5" x 5'3" (1.67 x 1.62)

Bedroom

13'4" x 11'2" (4.07 x 3.41)

Bedroom

11'11" x 11'4" (3.64 x 3.46)

Bedroom

13'4" x 9'6" (4.07 x 2.90)

Bathroom

6'0" x 5'6" (1.84 x 1.70)

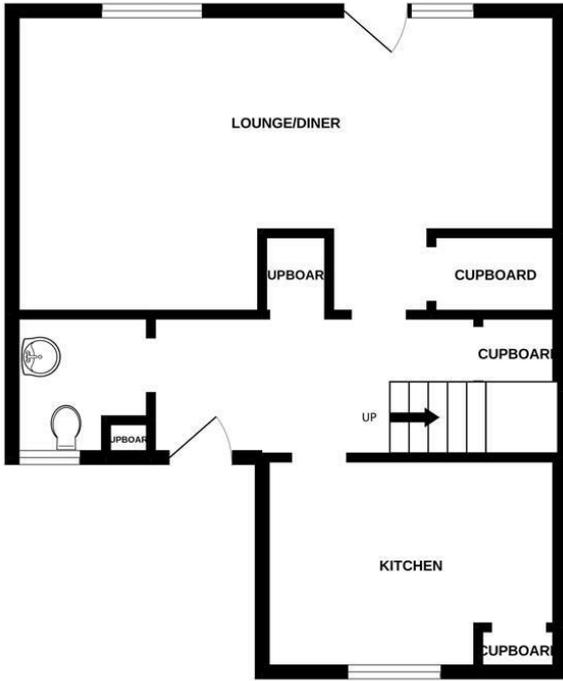




- Mid Terraced House
- Gas Central Heating & Double Glazing
- Private Rear Garden
- Three Sizable Bedrooms
- Spacious Accommodation Throughout
- Fantastic Renovation Project
- Highly Sought After Location
- Ample Shared Parking Available



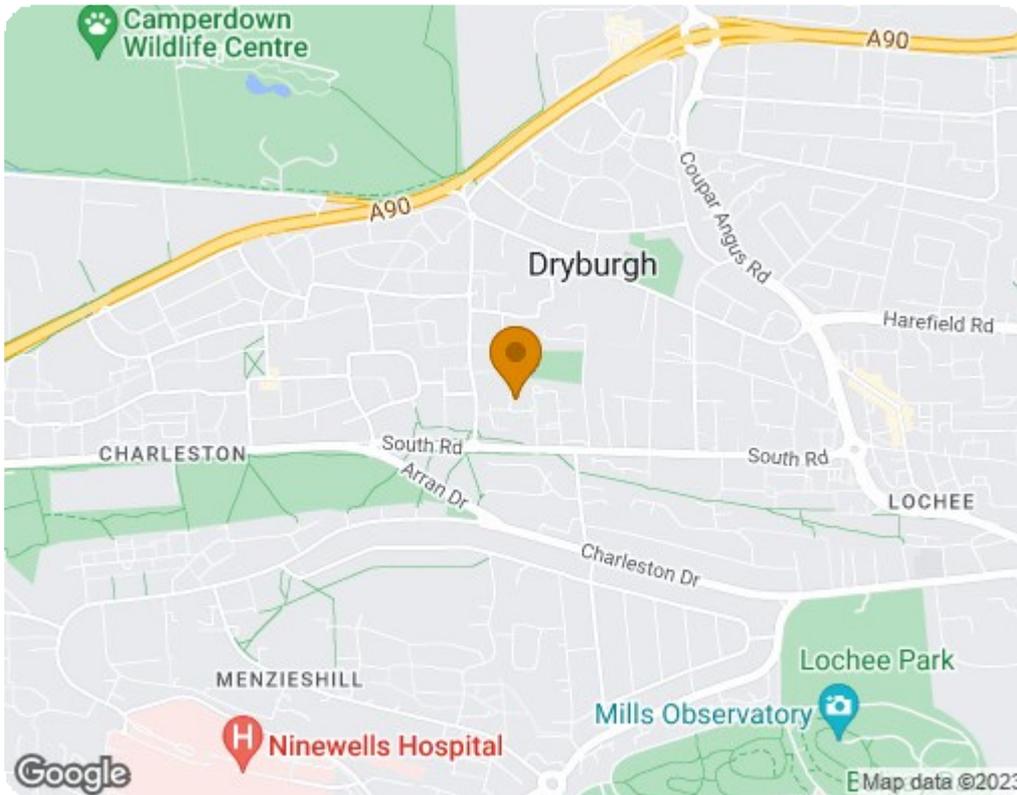
GROUND FLOOR



1ST 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		