

Simple Approach



**1/L, 14 Denhead Crescent, Dundee
DD2 4SL**

Offers over £79,995

This well presented first floor flat on Denhead Crescent, Dundee offers spacious and versatile accommodation in true move-in condition, making it an excellent opportunity for a wide range of buyers including first-time purchasers, couples, families, and investors. Set within a popular residential location, the property combines generous living space with practical features throughout.

The accommodation comprises a bright and spacious lounge, enhanced by a charming front-facing balcony that provides an ideal spot to relax and enjoy natural light. The good sized kitchen offers ample storage and workspace, perfectly suited for everyday living. There are three well proportioned bedrooms, offering flexibility for family life, guests, or home working, along with a shower room finished to a good standard.

Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round. Externally, residents can enjoy access to a communal rear garden, providing additional outdoor space. Positioned within an excellent location close to local amenities, transport links, and schooling, this property presents a fantastic opportunity for those seeking a spacious home in a convenient Dundee setting.

Lounge

14'5" x 12'5" (4.40 x 3.79)

Kitchen

8'2" x 8'7" (2.50 x 2.63)

Bedroom One

8'5" x 12'4" (2.57 x 3.76)

Bedroom Two

11'3" x 9'9" (3.44 x 2.98)

Bedroom Three

7'9".8'7" (2.37.2.62)

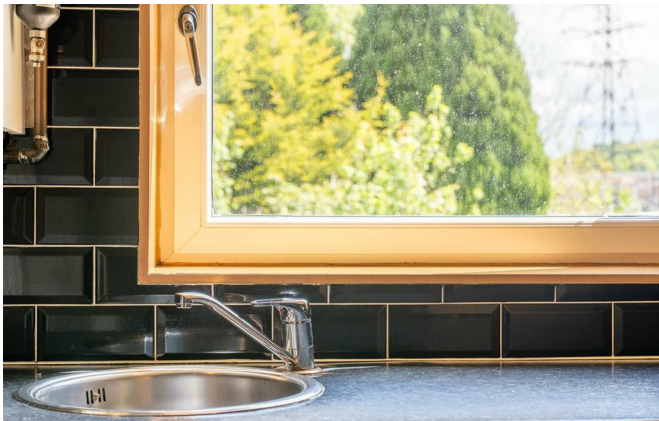
Shower Room

4'5" x 6'0" (1.36 x 1.84)

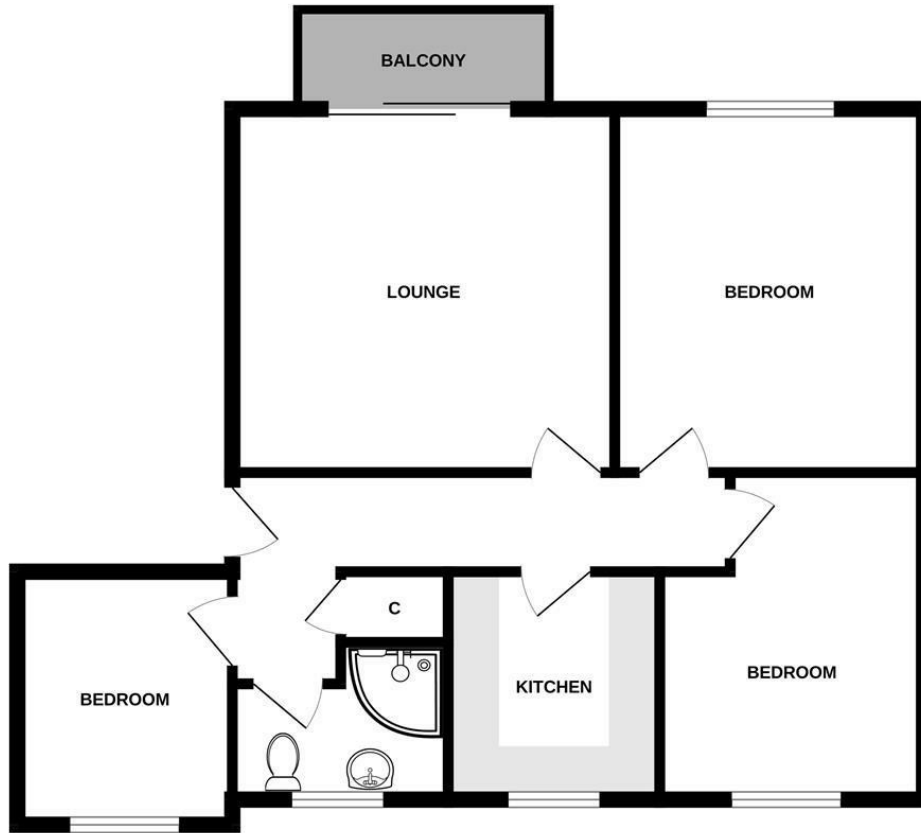




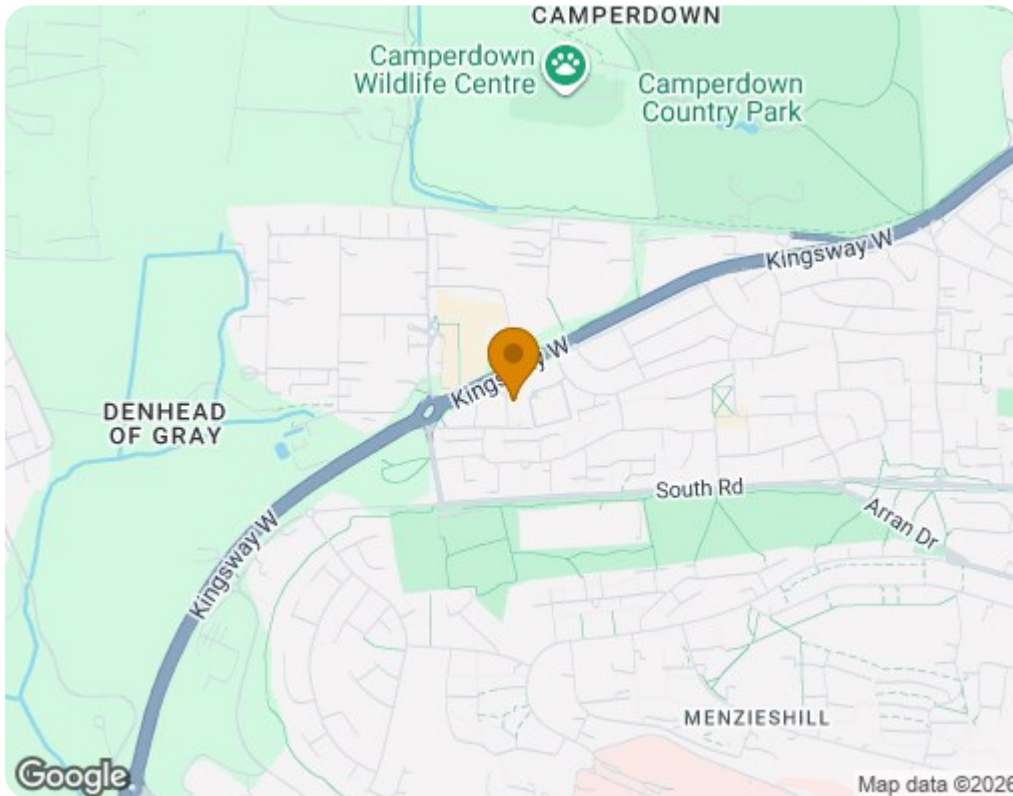
- First Floor Flat
- Sought After Location
- Three Bedrooms
- Residential Parking
- Bright Lounge With Front Facing Balcony
- Gas Central Heating & Double Glazing



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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	72
(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	77	78
(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