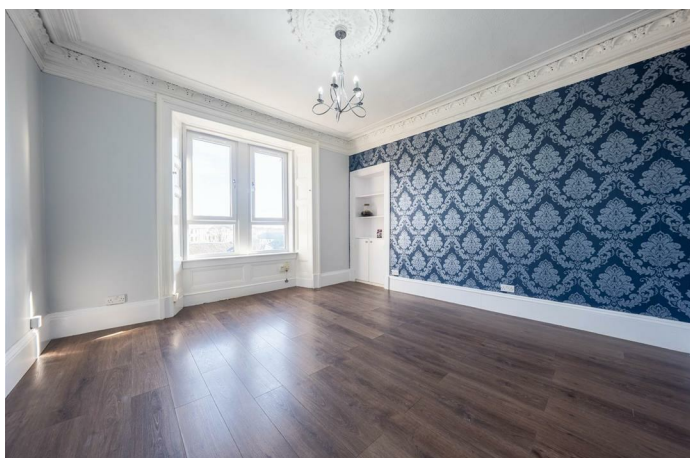


Simple Approach



180 Strathmartine Road, Dundee  
DD3 8DQ

Offers over £59,995

This well-presented top floor flat on Strathmartine Road, Dundee offers a fantastic opportunity for comfortable city living in a highly convenient central location.

The property comprises a generously sized double bedroom, complete with large fitted wardrobes providing excellent storage space. The bright and spacious lounge benefits from an abundance of natural light, creating a welcoming and versatile living area ideal for both relaxing and entertaining.

The kitchen is well-proportioned and functional, while the shower room is neatly appointed. Overall, the flat offers a sense of space throughout, making it an ideal choice for first-time buyers, professionals, or investors.

Further benefits include gas central heating and double glazing, ensuring warmth and energy efficiency all year round. The boiler was newly installed in 2023 and comes with a warranty valid until 2033, offering added peace of mind. Externally, there is convenient on-street parking available to the front of the property. The location is particularly appealing, with a wide range of local amenities, shops, and transport links all within easy reach, making day-to-day living both practical and enjoyable.

Early viewing is highly recommended to fully appreciate the space, location, and value this property has to offer.

### Lounge

13'2" x 15'1" (4.02 x 4.62)

### Kitchen

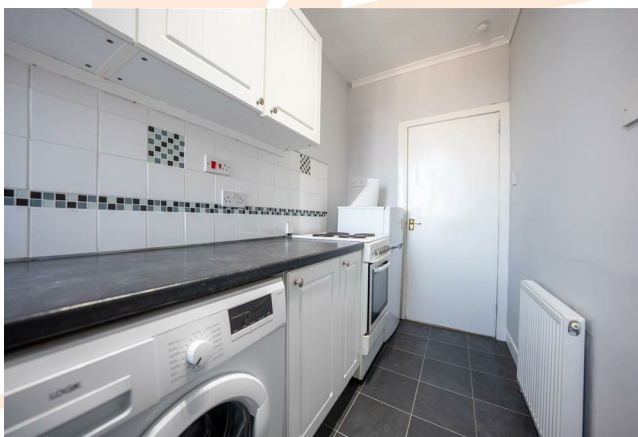
4'10" x 10'8" (1.48 x 3.27)

### Shower Room

5'2" x 8'7" (1.58 x 2.64)

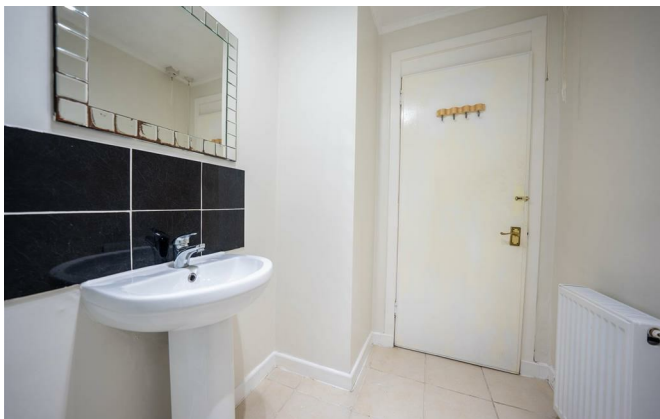
### Bedroom

11'10" x 11'5" (3.61 x 3.50)

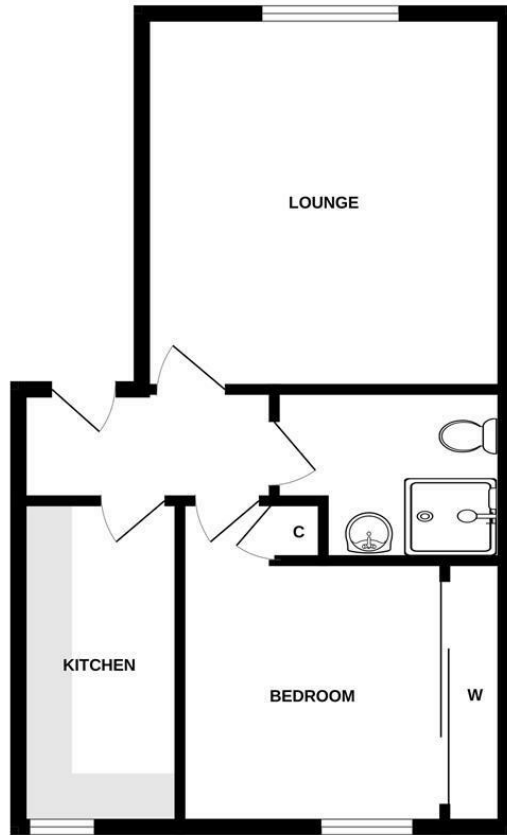




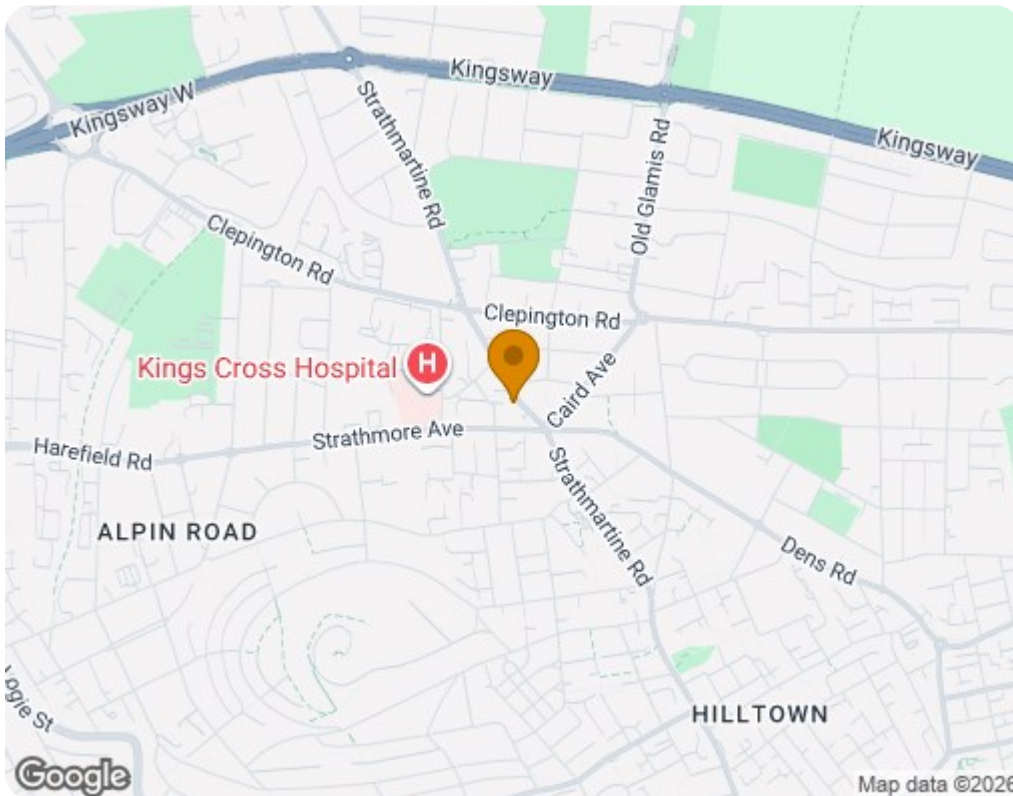
- Top floor flat in central Dundee location
- New boiler and heating system installed in 2023 (warranty until 2033)
- Close to local amenities and transport links
- One double bedroom with large fitted wardrobes
- On-street parking available to the front
- Ideal for first time buyers, investors or professionals
- Gas central heating and double glazing
- Bright and spacious lounge
- New Windows Installed In 2020 (Bedroom & Lounge Windows)



THIRD 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**Scotland** EU Directive 2002/91/EC