



16 Blyth Street, Dundee
DD2 2LT
Offers over £82,000

Simple Approach are pleased to welcome this well presented, ground floor flat on Blyth Street to the Dundee residential sales market. Located within a highly sought after location, this lovely property comes to the market in great move in condition throughout, benefiting from many sought after features such as private main door entrance, a private front garden, modern electric heating, double glazing throughout and ample parking.

Internally the property offers spacious accommodation set across one accessible floor, comprising of; an entrance vestibule, bright front facing lounge, a modern shower room, good sized kitchen and a sizeable double bedroom. Blyth Street is the ideal purchase for any first time buyer, investor or couple seeking a very well located property with excellent surrounding amenities along with being just a short distance away from Dundee City Centre. Viewing is essential to appreciate the fantastic property on offer.

Lounge

13'8" x 9'10" (4.19 x 3.01)

Kitchen

10'1" x 4'9" (3.08 x 1.47)

Bedroom

13'1" x 8'7" (4.01 x 2.63)

Bathroom

10'0" x 4'9" (3.05 x 1.47)





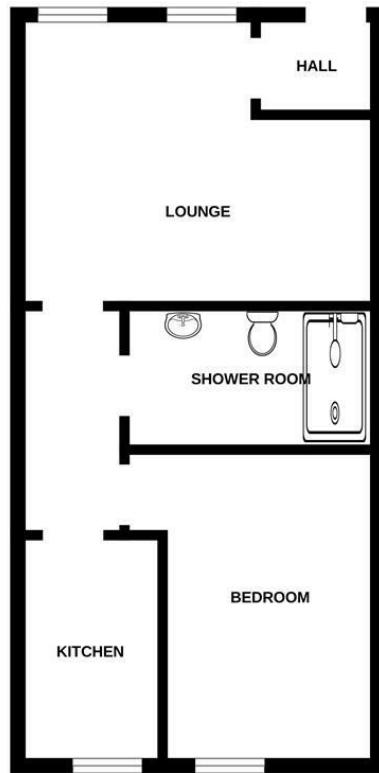
- Ground Floor Flat
- Chic Shower Room
- Private Front Garden
- Highly Sought After Location

- Private Main Door Entrance
- Front Facing Lounge
- Electric Heating & Double Glazing

- One Generous Bedroom
- Good Sized Kitchen
- Ample Parking



GROUND 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 equipment 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		79
(69-80) C		69
(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		76
(69-80) C		60
(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	