

Simple Approach



**Parkview 1E Wishart Street, Dundee
DD3 6LB**

Offers over £125,995

This well presented flat on Wishart Street, Dundee offers bright, spacious accommodation in a highly sought-after location, ideal for first-time buyers, professionals or investors. The property boasts a welcoming and generously proportioned lounge, filled with natural light and offering a comfortable space for both relaxing and entertaining. The modern kitchen is thoughtfully designed with ample storage and worktop space, creating a practical yet stylish area for everyday living.

There are two generous bedrooms, whether utilised as comfortable sleeping accommodation, a home office or guest room. The bathroom is fitted with a three-piece suite and benefits from a shower over the bath, combining convenience with functionality.

Further benefits include electric heating and double glazing throughout, ensuring warmth and efficiency all year round. Externally, the property enjoys picturesque views over the River Tay, adding to the appeal and creating a lovely outlook from the home. Shared residential parking is also available for added convenience.

Set within a desirable area of Dundee, the flat is well placed for easy access to local amenities, transport links and the city centre, making this a fantastic opportunity to secure a move-in ready home in a prime location.

Lounge

14'2" x 15'2" (4.32 x 4.63)

Kitchen

12'11" x 8'2" (3.94 x 2.49)

Bedroom

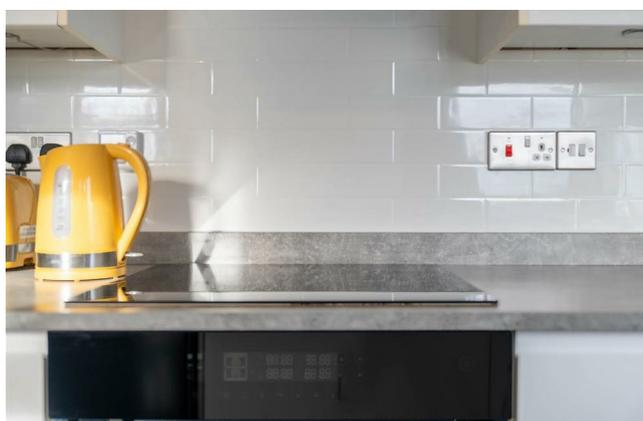
10'0" x 10'5" (3.07 x 3.20)

Bedroom

10'0" x 10'5" (3.05 x 3.19)

Bathroom

6'10" x 6'9" (2.09 x 2.07)

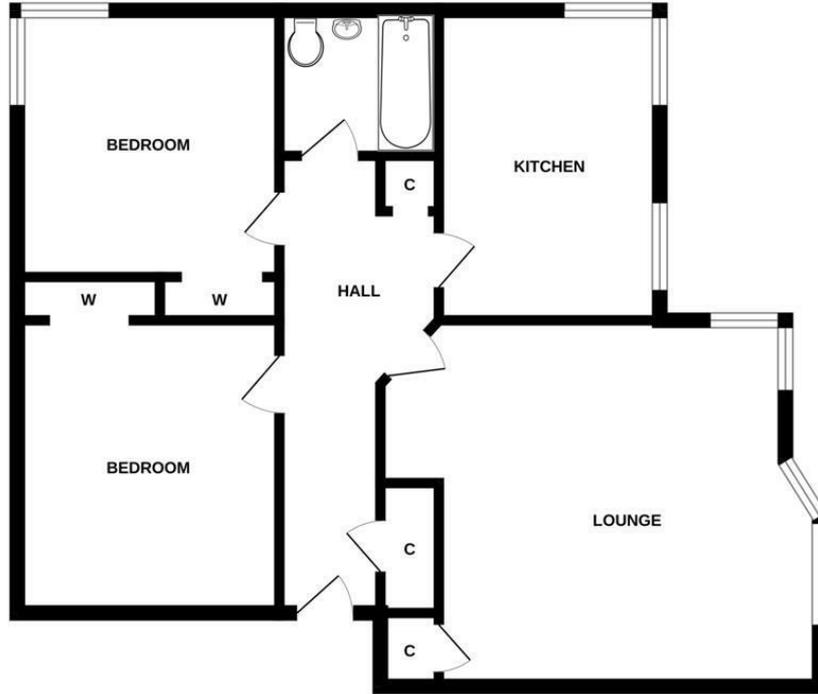




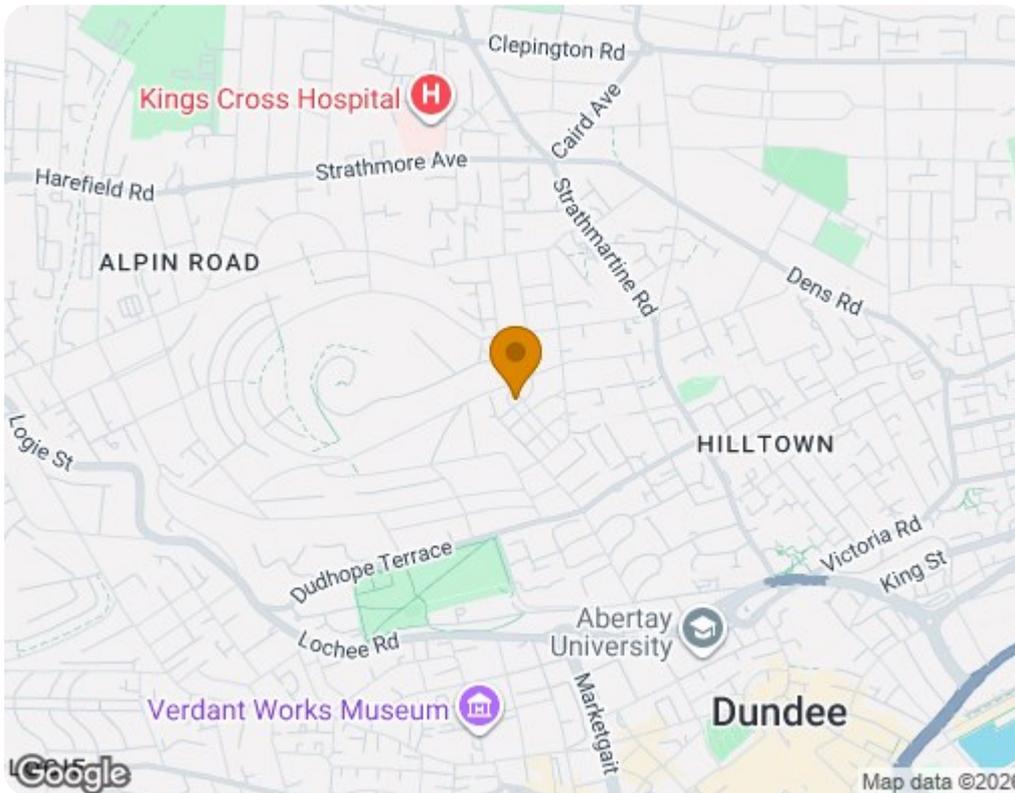
- Very well presented flat
- Modern kitchen
- Sought-after location
- Contact our mortgage team today to discuss your options!
- Bright and spacious lounge filled with natural light
- Picturesque views over the River Tay
- Ideal for first-time buyers, professionals or investors
- Two generous bedrooms
- Electric heating and double glazing
- Move-in ready throughout



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 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		78	78
(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		91	91
(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	