

Simple Approach



Estate Agents



**20E Windsor Street, Dundee  
DD2 1BN**

**Offers over £145,000**



Situated on the ever-popular Windsor Street, this large one-bedroom flat offers bright and spacious accommodation in one of Dundee's most desirable locations and is one of two flats currently for sale within this charming block. The property features a generously sized lounge with access to the private rear garden, one sizeable bedroom, good sized kitchen and a bathroom with separate bath and shower.

The property further benefits from electric heating, and convenient on-street parking. Located in the heart of the West End, just a short distance from local amenities, universities, Ninewells Hospital, and excellent transport links, this property is ideally suited to first-time buyers, young professionals, downsizers, or buy-to-let investors looking for a quality home in one of Dundee's most desirable locations. Viewing is highly recommended to appreciate the overall space and excellent property on offer here at Windsor Street, Dundee.

### Lounge

13'9" x 16'5" (4.20 x 5.01 )

### Kitchen

5'3" x 8'11" (1.62 x 2.74 )

### Bedroom

15'11" x 14'3" (4.87 x 4.35 )

### Bathroom

10'5" x 6'5" (3.20 x 1.97 )





- One Of Two Properties Within The Block For Sale
- Spacious Accommodation Throughout
- Ideal For First Time Buyers, Investors Or Downsizers
- Sizeable One Bedroom Flat
- Highly Sought After West End Location
- Large Private Rear Garden
- Electric Heating
- Ample On Street Parking





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		80
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
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) A		67
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		