



22 Byron Crescent, Dundee  
DD3 6SX  
Offers over £84,995

# 22 Byron Crescent, Dundee, DD3 6SX

\*\*\* SUITABLE FOR CASH PURCHASERS ONLY \*\*\*

Simple Approach are pleased to welcome this very well presented, upper floor flat on Byron Crescent to the Dundee residential sales market. Situated within a sought after location, this lovely property comes to the market in great move in condition and offers spacious accommodation throughout. Comprising of; a welcoming entrance hallway, a bright and spacious lounge, a stylish fitted kitchen, two generous bedrooms and a chic shower room.

This home is ideally placed to take advantage of all local conveniences found close by along with being a short distance away from Dundee City Centre. The property further benefits from gas central heating, double glazing, a lovely shared garden to the side (shared between Flat 22 and Flat 28) along with a well maintained communal garden to the rear and ample on street parking. Viewing is essential to appreciate the overall space and excellent location on offer.

Please note that this type of property is Non Standard Construction and main stream Mortgage lending is not available therefore this property is suitable to cash purchasers only.

## Lounge

13'9" x 11'7" (4.20 x 3.54)

## Kitchen

10'0" x 7'5" (3.05 x 2.27)

## Bedroom One

15'1" x 10'1" (4.60 x 3.09)

## Bedroom Two

10'11" x 9'8" (3.33 x 2.97)

## Shower Room

4'8" x 7'10" (1.43 x 2.41)





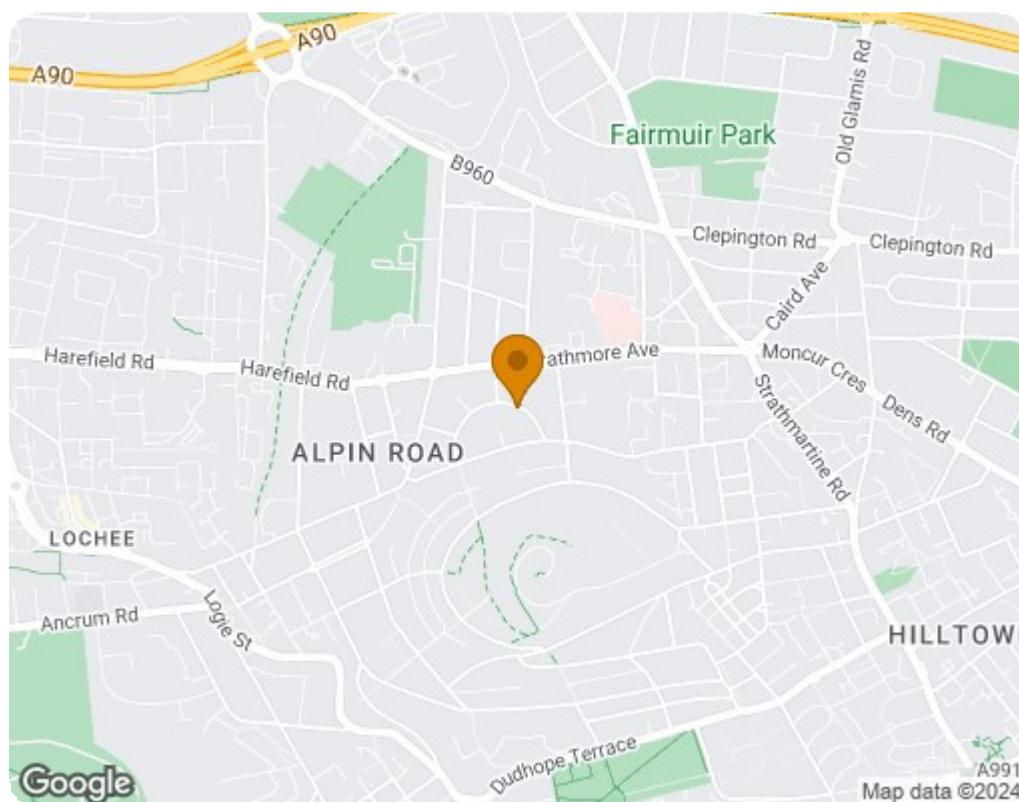
- \*\*\* SUITABLE FOR CASH PURCHASERS ONLY \*\*\*
- Two Generous Bedrooms
- Stylish Fitted Kitchen
- Gas Central Heating & Double Glazing
- Ample On Street Parking
- Highly Sought After Location
- Bright & Spacious Lounge
- Shared Side Garden (Flat 28 & 22) & Communal Rear Garden
- Very Well Presented Upper Floor Flat



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 not be used as such by any prospective purchaser. The services, appliances and fixtures mentioned 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	77	78
(69-80)	C		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B	78	79
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	