

Simple Approach



**22 Byron Crescent, Dundee
DD3 6SX**

Offers over £84,995

*** 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)

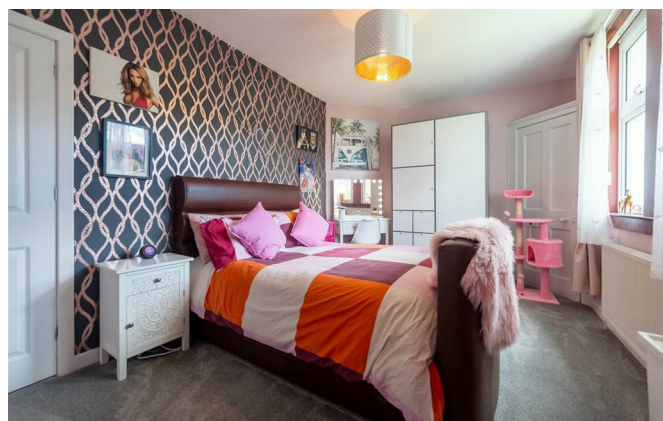
Shower Room

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

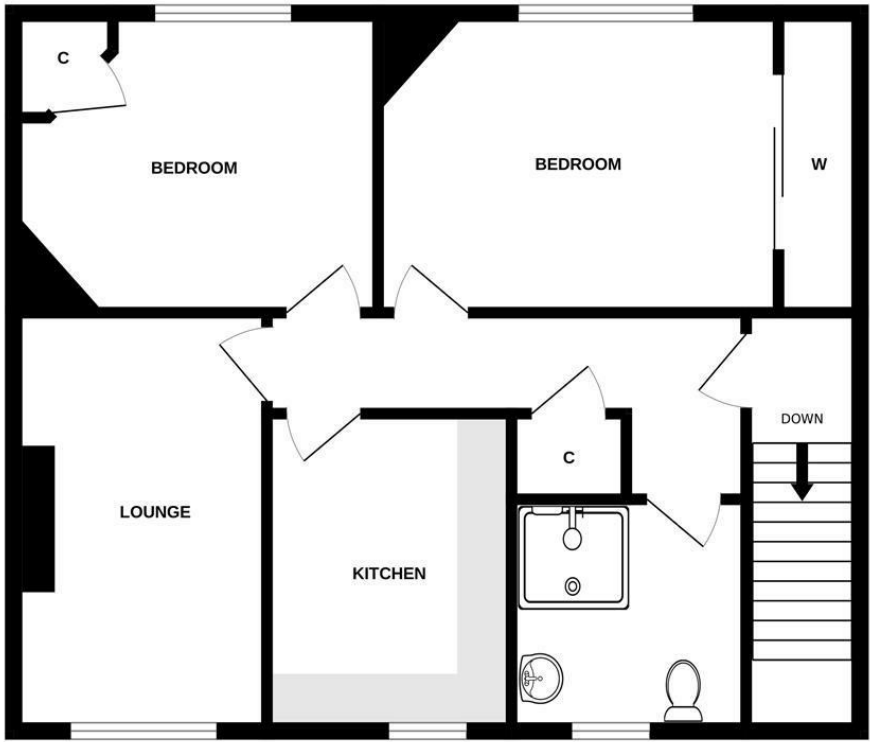




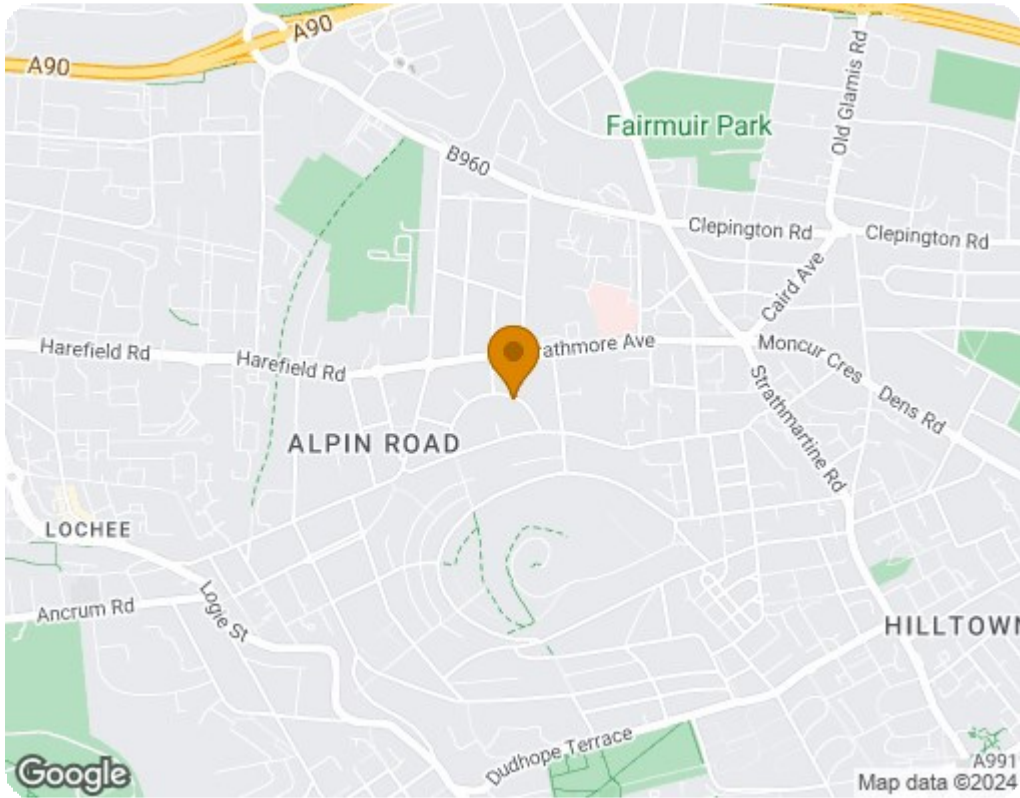
- *** SUITABLE FOR CASH PURCHASERS ONLY ***
- Two Generous Bedrooms
- Bright & Spacious Lounge
- Stylish Fitted Kitchen
- Gas Central Heating & Double Glazing
- Shared Side Garden (Flat 28 & 22) & Communal Rear Garden
- Ample On Street Parking
- Highly Sought After Location
- Very Well Presented Upper 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 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	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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
Scotland EU Directive 2002/91/EC		