



**4, 2/L Graham Street, Dundee  
DD4 9AD**

**Offers over £65,995**

Simple Approach are pleased to welcome this second floor flat on Graham Street to the Dundee residential sales market. This great one-bedroom flat is an excellent choice for those seeking a comfortable and well-connected home. Situated within close proximity to local shops, cafes, and transport links. Graham Street comes to the market in good move in condition throughout and enjoys spacious accommodation throughout, comprising; an entrance hallway, one generous bedroom with fitted storage space, a bright and spacious lounge, kitchen and a bathroom. Practical attributes include electric heating, double glazing and on street parking to the front. This property is the ideal purchase for any first time buyers, couples or investors seeking a well located property within Dundee. Viewing is essential to appreciate all that is on offer.

**Lounge**

12'11" x 13'10" (3.95 x 4.22)

**Kitchen**

12'0" x 4'11" (3.67 x 1.52)

**Bedroom**

9'3" x 9'4" (2.82 x 2.87)

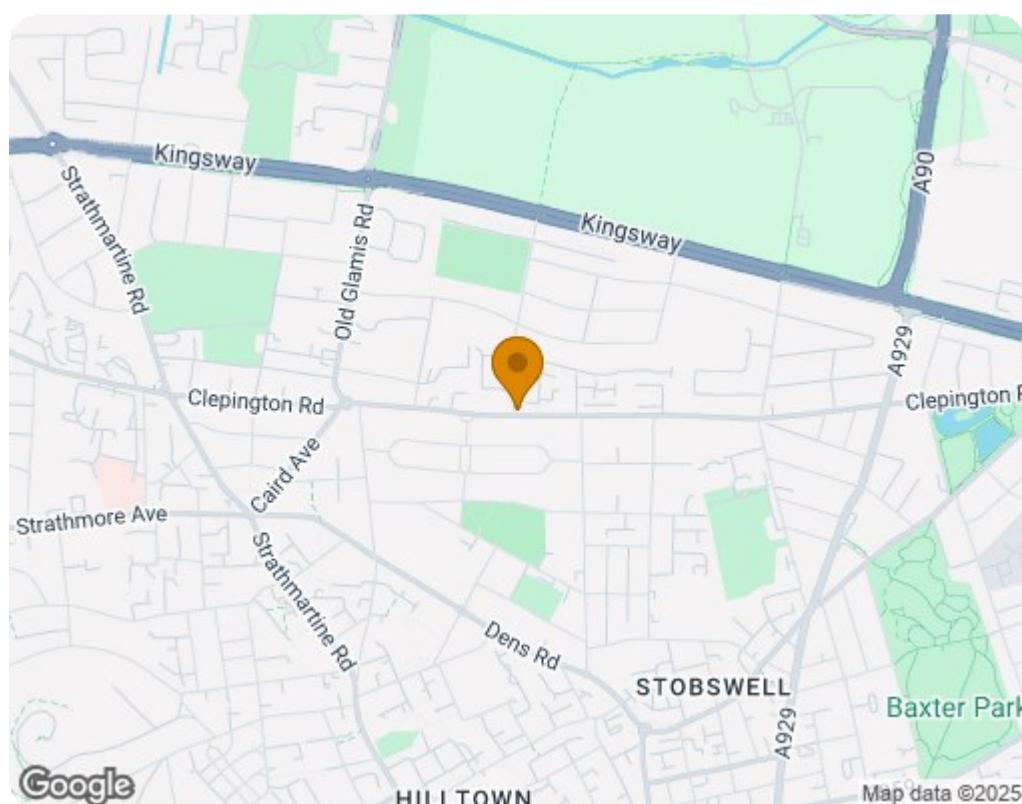
**Bathroom**

7'10" x 5'9" (2.39 x 1.76)





- Second Floor Flat
- Electric Heating & Double Glazing
- One Generous Bedroom
- On Street Parking Available
- Bright Front Facing Lounge
- Highly Sought After Location



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		75
(81-91) B		
(69-80) C		66
(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	