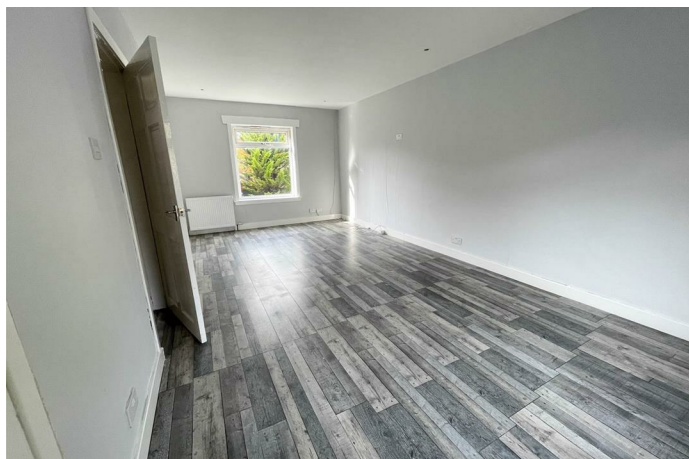
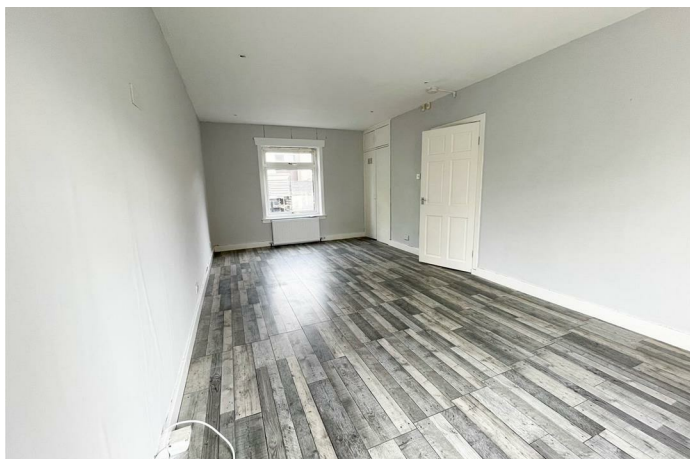


Simple Approach



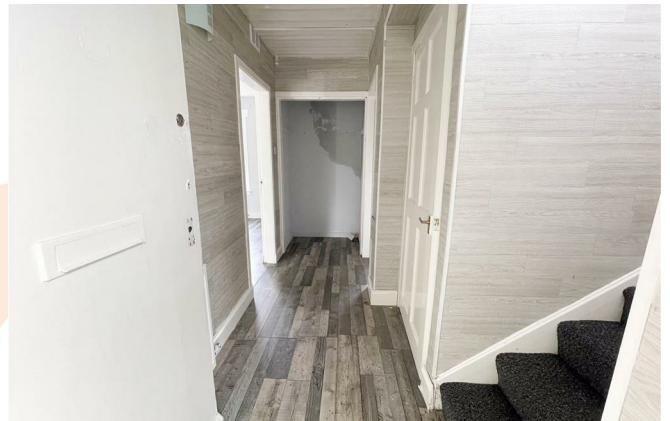
Estate Agents



**199 Tweed Crescent, Dundee  
DD2 4DN**

**Offers over £112,995**

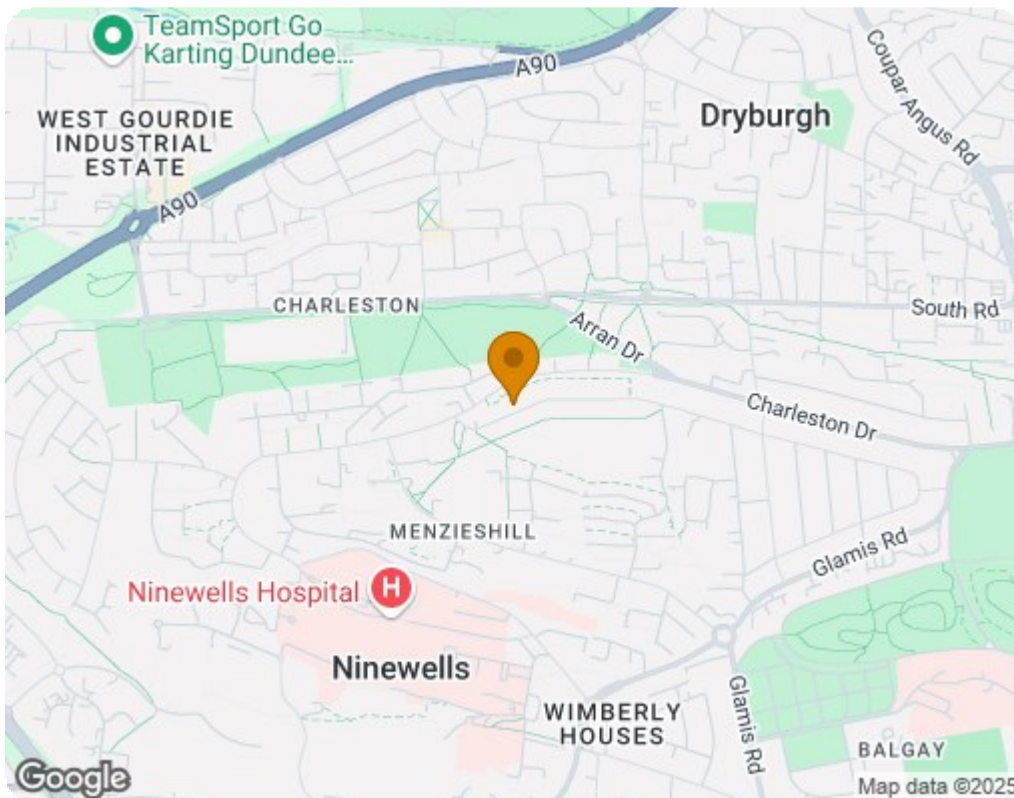
Simple Approach are pleased to welcome this two storey, mid terraced house on Tweed Crescent to the Dundee residential sales market. Set within a sought after location this property is ideally situated to take advantage of all the local amenities found close by along with Dundee City Centre being just a short drive away. The accommodation is spacious, comprising; an entrance hallway, large front facing lounge, good sized kitchen, three generous bedrooms and a bathroom. Practical attributes include gas central heating, double glazing and ample storage space throughout. Externally the property offers a large private rear garden along with addition outdoor space to the front of the house. This is the ideal purchase for any first time buyer or growing family seeking a well located home within Dundee. Viewing is essential to appreciate the space on offer here at Tweed Crescent.






- Mid Terraced House
- Bright & Spacious Lounge
- Three Generous Bedrooms
- Sizeable Private Rear Garden
- Modernisation Required
- Gas Central Heating & Double Glazing





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>		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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>		EU Directive 2002/91/EC 