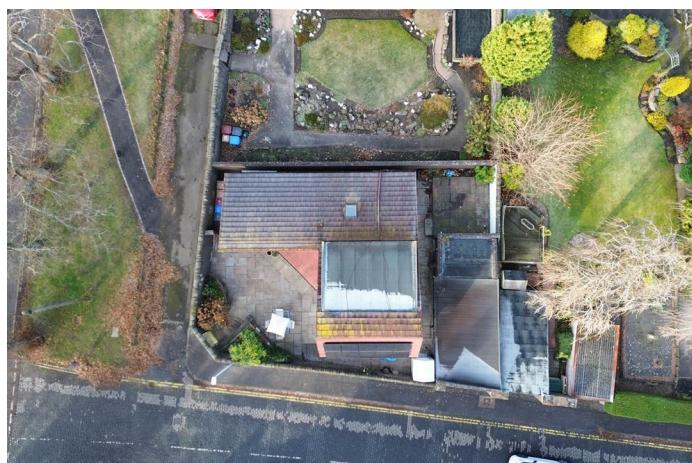


Simple Approach



Estate Agents



1a Drummond Street, Dundee

DD3 6LL

Offers over £244,995

13-15 St Leonards Bridge, Perth, PH2 0DR

Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

1a Drummond Street, Dundee, DD3 6LL

Simple Approach are pleased to welcome this well presented, detached house on Drummond Street to the Dundee residential sales market. Set within a highly sought after area, this lovely property is ideally placed to take advantage of all local amenities along with Dundee City Centre being just a short distance away. Drummond Street offers spacious accommodation set across two floors, comprising of; a welcoming entrance hallway, bright and spacious lounge, sizeable kitchen, utility room, three generous bedrooms, a downstairs bathroom and a further shower room upstairs. Practical attributes include gas central heating, solar panels, cavity wall insulation, full double glazing and a large, electric doored garage accessible from the street and the rear garden. This home lends itself to a wide range of buyers including growing families, first time buyers or couples seeking a well located home in good move in condition throughout, which only viewing will confirm.

Lounge

21'7" x 17'8" (6.60 x 5.41)

Kitchen

7'9" x 18'9" (2.38 x 5.73)

Bedroom One (Ground Floor)

13'6" x 10'1" (4.13 x 3.08)

Bathroom (Ground Floor)

9'3" x 7'0" (2.82 x 2.15)

Bedroom Two

10'7" vx 8'3" (3.24 vx 2.54)

Bedroom Three

10'6" x 9'0" (3.22 x 2.75)

Shower Room (Upstairs)

5'10" x 7'8" (1.79 x 2.35)

Garage

12'1" x 32'9" (3.7 x 10)





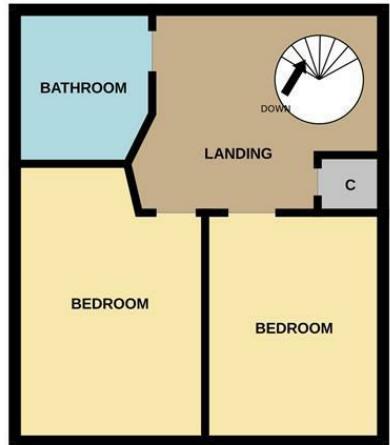
- Detached House
- Sizeable Kitchen
- Highly Sought After Location
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Spacious Accommodation Throughout
- Bright & Spacious Lounge
- Private Garage
- Solar Panels



GROUND FLOOR
89.9 sq.m. approx.



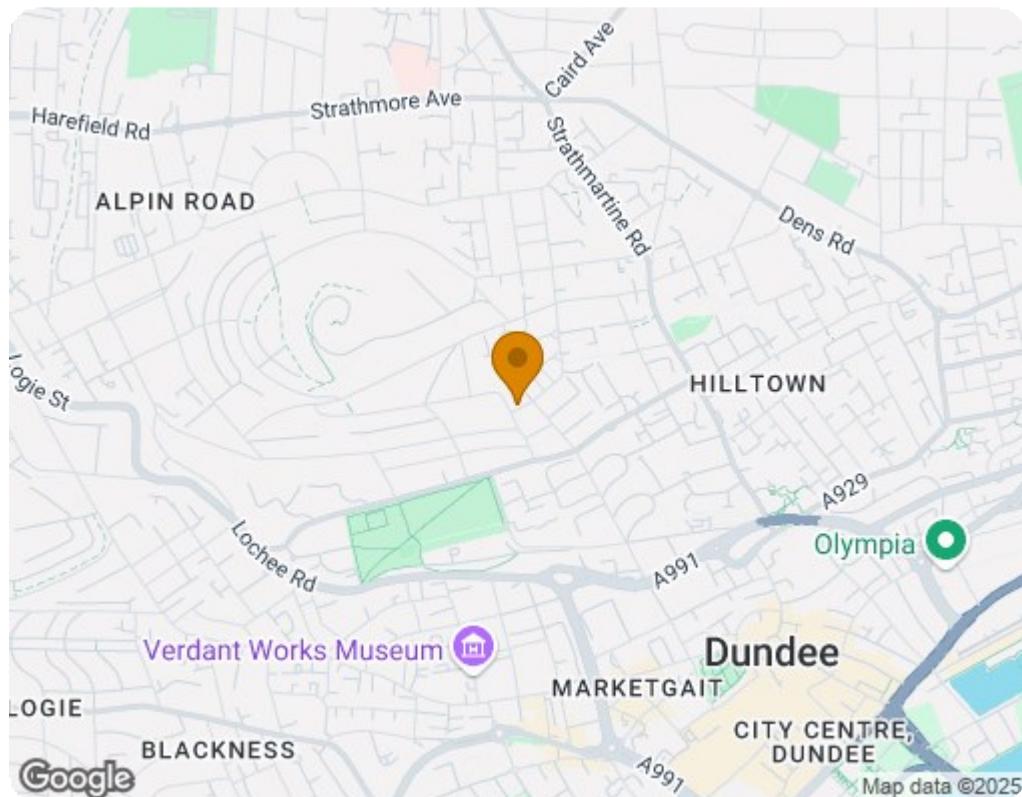
1ST FLOOR
34.3 sq.m. approx.



TOTAL FLOOR AREA : 124.2 sq.m. approx.

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. The plan is for guidance 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		84
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		51
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	