



**105 Thurso Crescent, Dundee**  
**Angus DD2 4AT**

**Offers over £74,995**

Simple Approach are delighted to welcome to the market this spacious and well presented flat on Thurso Crescent to the Dundee residential market. Set within close proximity to Ninewells hospital this well-proportioned property boasts stylish generous accommodation throughout, comprising of a bright and spacious lounge, a modern fitted kitchen, two good size bedrooms with integrated wardrobes and a stunning bathroom suite with shower over bath facility. This property due to its good size and sought-after location lends itself to a wide range of buyers and would be an ideal purchase for any first time buyer or buy to let investor looking for a well-located home in move-in condition throughout, which only viewing will confirm to the purchaser.

**Entrance Hall**

9'9" x 2'11" (2.99 x 0.89)

**Lounge**

15'5" x 11'10" (4.70 x 3.62)

**Kitchen**

11'10" x 7'6" (3.63 x 2.29)

**Bedroom**

11'10" x 10'7" (3.61 x 3.25)

**Bedroom**

10'7" x 10'7" (3.23 x 3.25)

**Bathroom**

5'8" x 7'7" (1.74 x 2.32)

**Location**

Set on the popular Thurso Crescent due to its close proximity to Ninewells hospital.







- Spacious Ground Floor Flat
- Stylish Kitchen
- Gas Central Heating and Double Glazing
- Two Good Size Bedrooms
- Modern Bathroom
- Popular Location
- Elegant Lounge
- Secure Entry System





Illustration For Identification Purposes Only.  
Not To Scale (ID:730529 / Ref:76491)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(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		
(69-80) C	70	75
(55-68) D		
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