

Simple Approach



Estate Agents



43 Findhorn Street, Dundee  
Angus DD4 9PQ

Offers over £112,995

Simple Approach are delighted to welcome to the market this well proportioned end terraced house set in a popular area within the city of Dundee. Dundee is Scotland's fourth largest city and hosts a vast array of amenities not least two reputable Universities, bus road and rail links making the rest of Scotland and beyond accessible. The property offers generous accommodation comprising of entrance hall, bright spacious lounge. Fitted kitchen, shower room all on the ground level the upper level offers further accommodation of three good size bedrooms. externally the property benefits form an extensive drive providing off street parking, garden to the front and rear. Viewing of the property is highly recommended and by appointment through Simple Approach Dundee 01382 646133

**Entrance Hall**

10'1" x 6'8" (3.09 x 2.05)

**Lounge**

13'8" x 13'9" (4.19 x 4.21)

**Kitchen**

13'8" x 9'6" (4.19 x 2.92)

**Shower Room**

6'8" x 5'5" (2.04 x 1.67)

**Bedroom**

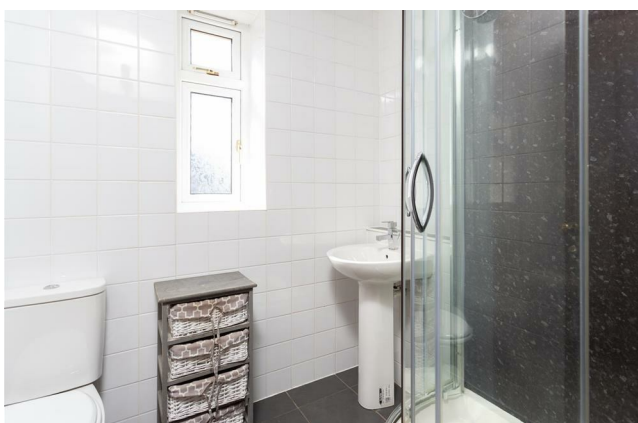
9'4" x 11'5" (2.86 x 3.48)

**Bedroom**

12'7" x 9'3" (3.84 x 2.82)

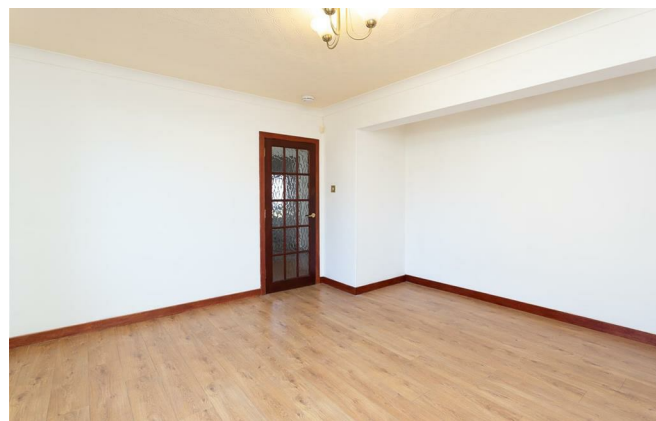
**Bedroom**

11'8" x 10'9" (3.58 x 3.30)



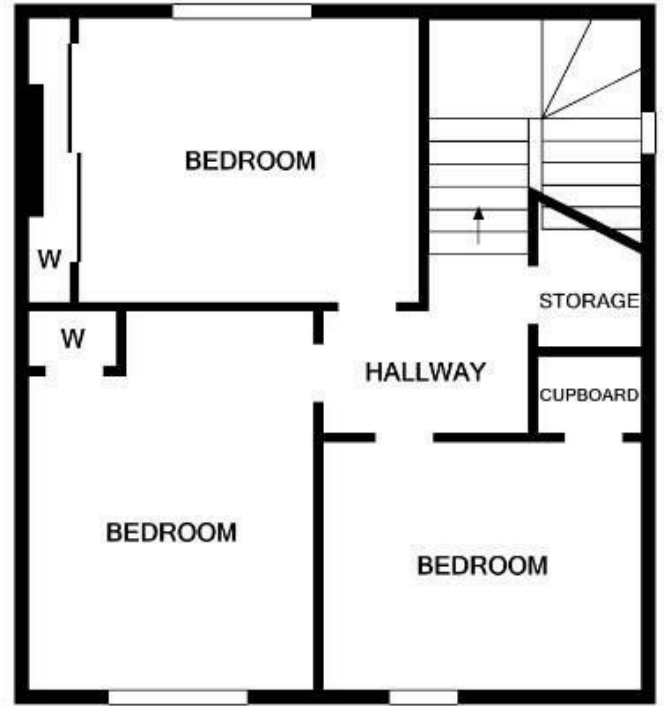


- End Terraced House
- Modern Fitted Kitchen
- Front & Rear Garden
- Three Bedrooms
- Shower Room
- Popular Location
- Spacious Lounge
- Drive
- Viewing Essential





GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>61</b>
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC