

Simple Approach



**8 Bruce Road, Dundee
Angus DD3 8LL**

Offers over £199,950

Simple Approach are delighted to welcome this bright and generously proportioned family home on Bruce Road to the Dundee and Angus residential market. This property comes to the market in great condition throughout, boasting modern comforts such as gas central heating and double glazing which lends the property to a wide range of buyers looking for a fantastic family home which is ideally placed to take advantage of nearby amenities. This property benefits from a bright sizable lounge, a stylish fitted kitchen and a family bathroom all set across the ground floor and on the upper floor level there are three good sized bedrooms two of which have built in storage space. This property further benefits from having a large fully enclosed back garden and a private driveway suitable for multiple cars. This property is perfect for buyers looking for a well located, well presented home over two floors in a highly sought-after location within Dundee. Viewing is essential for this property to truly see what is on offer

Kitchen

11'10" x 7'10" (3.63 x 2.41)

Entrance Hallway

11'5" x 12'10" (3.50 x 3.92)

Lounge

15'10" x 12'7" (4.84 x 3.84)

Bathroom

7'7" x 5'9" (2.33 x 1.77)

Bedroom

12'10" x 9'10" (3.93 x 3.01)

Bedroom

12'4" x 10'11" (3.77 x 3.33)

Bedroom

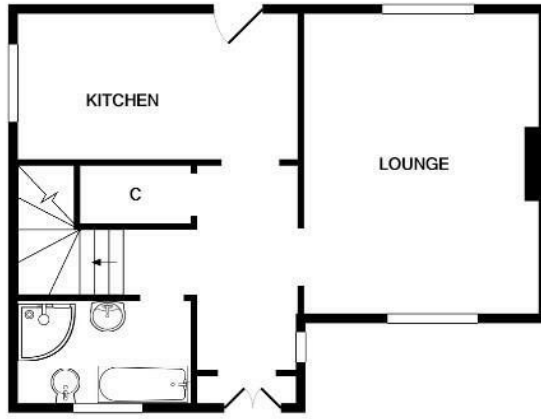
12'11" x 8'0" (3.94 x 2.45)



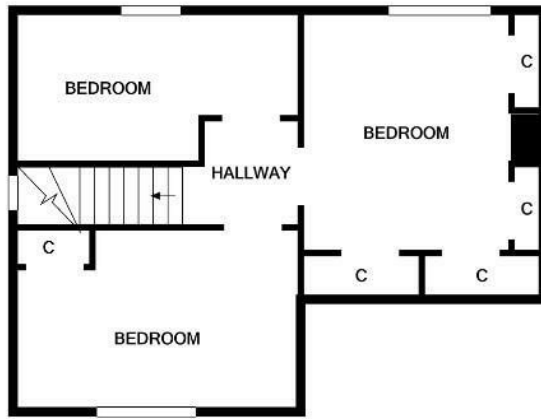


- 3 Bedroom Semi Detached House
- Gas Central Heating and Double Glazing
- Large Enclosed Rear Garden
- Bright Sizable Lounge
- Sought After Location
- Private Driveway Suitable For Multiple Cars
- **** Viewing Essential ****





GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			74
(69-80) C			
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	