

Simple Approach



12 Springfield, Dundee

Angus DD1 4JE

Offers over £270,000

Simple Approach are excited to bring to the market this 5/6 bedroom town house, located in the very desirable west-end of Dundee. This property would ideally suit an Investor as it is currently run under HMO license student let, and is set close to the city centre and is 100 yards from the Dundee University campus boundary.

This very spacious property comprises of a bright lounge (or 6th bedroom), another five good sized bedrooms, spacious dining/kitchen (and outhouse utility room, with plenty of storage), bathroom, shower room, and WC. Dundee is Scotland's fourth largest city and hosts a vast array of amenities, not least two reputable Universities, and good bus, rail and air links making the rest of Scotland and beyond easily accessible.

This property has to be viewed to appreciate the opportunity it has to offer.

Viewings to be arranged through Simple Approach, Dundee, 01382 646133.

Entrance Hall

7'4" x 10'8" (2.26 x 3.26)

WC

7'9" x 2'11" (2.37 x 0.89)

Lounge / 6th Bedroom

14'7" x 18'2" (4.45 x 5.55)

Bedroom

13'4" x 10'6" (4.08 x 3.22)

Kitchen / Dining

14'1" x 21'9" (4.31 x 6.65)

Bedroom

12'10" x 9'5" (3.92 x 2.88)

Rear Outbuilding Utility Room

10'4" x 8'2" (3.17 x 2.51)

Bedroom

13'3" x 9'2" (4.06 x 2.81)

Bathroom

13'1" x 7'10" (4.01 x 2.39)

Bedroom

11'8" x 16'10" (3.56 x 5.14)

Shower Room

8'11" x 3'3"/3'3" (2.73 x 1/01)

Bedroom

9'9" x 13'1" (2.99 x 3.99)





- University campus Town House
- Large kitchen / Dining area
- Rear Garden
- Lounge (or 6th bedroom)
- Outhouse utility room
- HMO
- Five bedrooms
- Bathroom, Shower Room and WC
- Viewing Essential





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		55
(39-54) E		
(21-38) F	30	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC