

Simple Approach



9 Auchterhouse Park , Dundee

Angus DD3 0QU

Offers over £89,995

Simple Approach are delighted to welcome to the market this spacious, first floor flat within the former village hospital which was converted to residential use in 1987, this property would ideally suit either a first time buyer or an Investor. The property is set within large shared gardens surrounded by mature trees/shrubs and offers country living just a short drive from the city with the benefits of an abundance of country walks and activities. Situated in the rural hamlet of Kirkton of Auchterhouse some eight miles north-west of Dundee City centre where excellent primary facilities are available. The property offers accommodation comprising of entrance hall, elegant spacious lounge with bay window, fitted kitchen, double bedroom and a bathroom. Viewing this property is essential to fully appreciate the presentation and location of the property on offer, viewing is by appointment with Simple Approach Dundee by calling 01382 646133.

Entrance Hall

19'8" x 5'6" (6.00 x 1.70)

Lounge

13'6" x 16'11" (4.14 x 5.17)

Kitchen

9'3" x 7'2" (2.82 x 2.19)

Bedroom

13'8" x 13'1" (4.18 x 4.01)

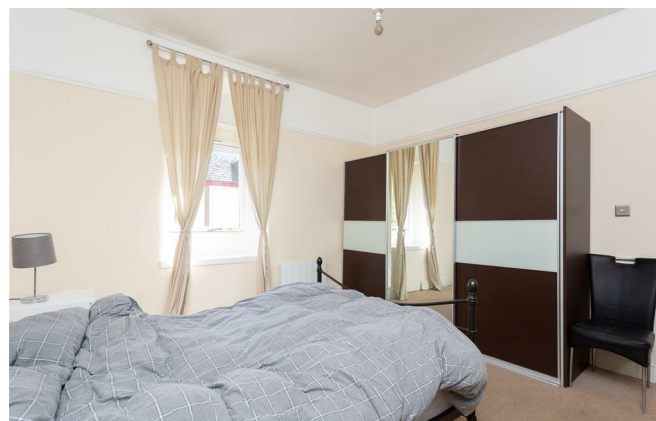
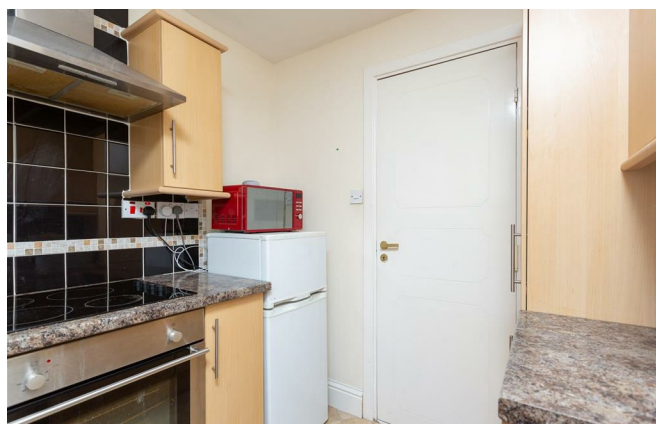
Bathroom

7'9" x 7'4" (2.38 x 2.24)

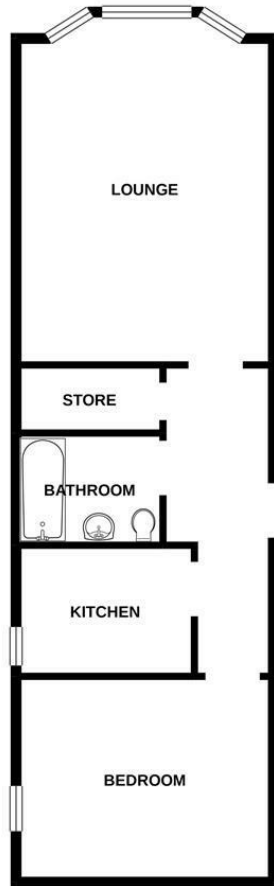




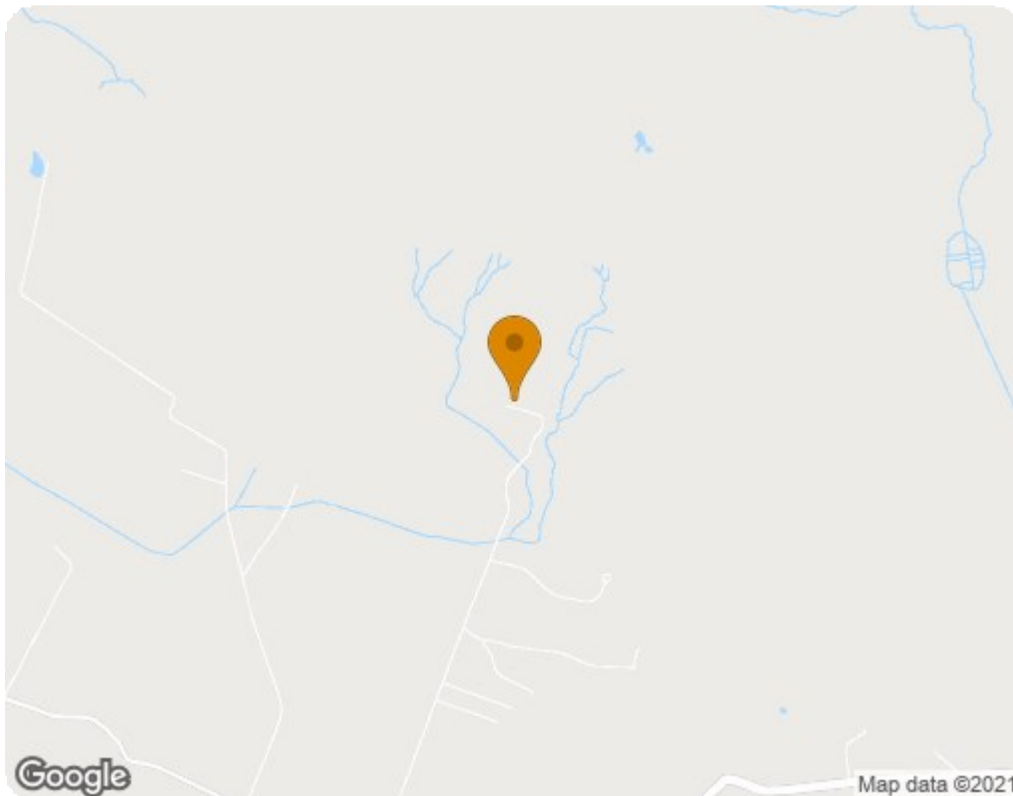
- First Floor One Bedroom Flat
- Electric Panel Heating And Double Glazing
- Private Allocated Parking Space
- Bright Sizable Lounge
- Close To Local Amenities
- Stunning Countryside Views



GROUND FLOOR



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. This plan is for illustrative purposes 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. Made with Metropex ©2021.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		66
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
Scotland		EU Directive 2002/91/EC