

Simple Approach



**16 E Trades Lane, Dundee
Angus DD1 3ET**

Offers over £130,000

****CLOSING DATE SET 12PM ON MONDAY 17TH JUNE****

Simple Approach are delighted to welcome to the market this well presented second floor executive flat set toward the centre of 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 modern spacious accommodation close to the modernized dockside and includes security entry system, entrance hall, bright elegant lounge which has patio doors leading to a spacious balcony and is open plan to a modern fitted kitchen, two generous bedrooms, the master bedroom has en-suite, and a bathroom. Viewing this property is highly recommended to fully appreciate the presentation and location of the property on offer. Viewing is by appointment with Simple Approach Dundee by calling 01382 646133.

Open Plan Lounge/Kitchen

2969'1" x 1128'7" (905 x 344)

Master Bedroom

1466'6" x 908'9" (447 x 277)

En-Suite

705'4" x 528'2" (215 x 161)

Bedroom

1778'2" x 1325'5" (542 x 404)

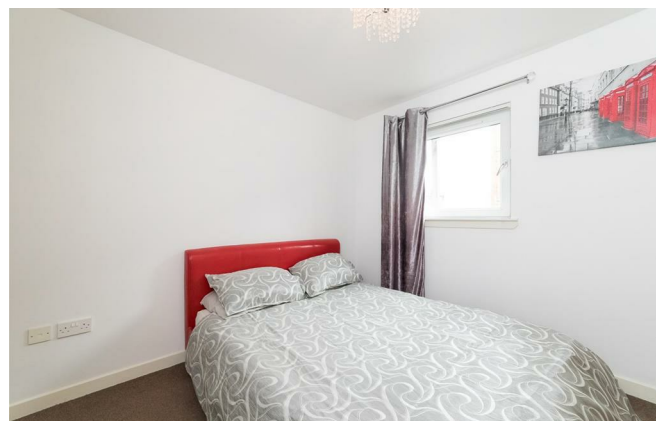
Bathroom

1049'10" x 577'5" (320 x 176)





- Executive Flat
- Central Location
- Viewing Essential
- Security Entrance
- Well Presented Throughout
- **CLOSING DATE SET 12PM ON MONDAY 17TH JUNE**
- Two Generous Bedrooms
- Allocated Parking





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC