

Simple Approach



Estate Agents



**G/R 40 Pentland Avenue, Dundee
Angus DD2 2BS**

Offers over £69,999

Simple Approach are delighted to welcome to the market this well presented ground floor flat set approx. 3miles from the city 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 spacious accommodation to include, a security entry system, entrance hall with two generous storage areas, a spacious lounge, modern fitted kitchen with integral fridge and freezer, a generous double bedroom and a shower room. This property further benefits from stunning views over the river Tay and the rail bridge. 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.

Entrance Hall

Lounge

11'0" x 14'8" (3.37m x 4.48m)

Kitchen

10'11" x 5'5" (3.34m x 1.67m)

Bedroom

11'2" x 11'3" (3.41m x 3.44m)

Shower Room

6'3" x 5'5" (1.92m x 1.67m)

Internal Store

11'2" x 11'3" (3.41m x 3.44m)

External

Externally this area offers plenty of on-street parking to the front of the property, although not allocated to the property itself. To the rear there is a large communal garden space.

This garden is mostly laid to lawn with established trees and shrubbery surrounding for added privacy.

Location

Voted the best place to live in Scotland in 2019, The City of Dundee has quickly evolved into a modern wonder, benefiting from major investment in recent years with the Waterfront and the City Centre having been almost completely redesigned to encourage visitors and residents to the area using various regeneration projects. The landscape of Dundee has seen a fantastic increase in tourism in recent years and continues to grow as one of the most friendly and dynamic Cities in the country.

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Internal Store 2

4'2" x 5'6" (1.28m x 1.69m)





- Spacious Ground Floor Flat
- Stunning Views
- Popular Location
- Security Entry System
- Well Presented Throughout
- Viewing Recommended



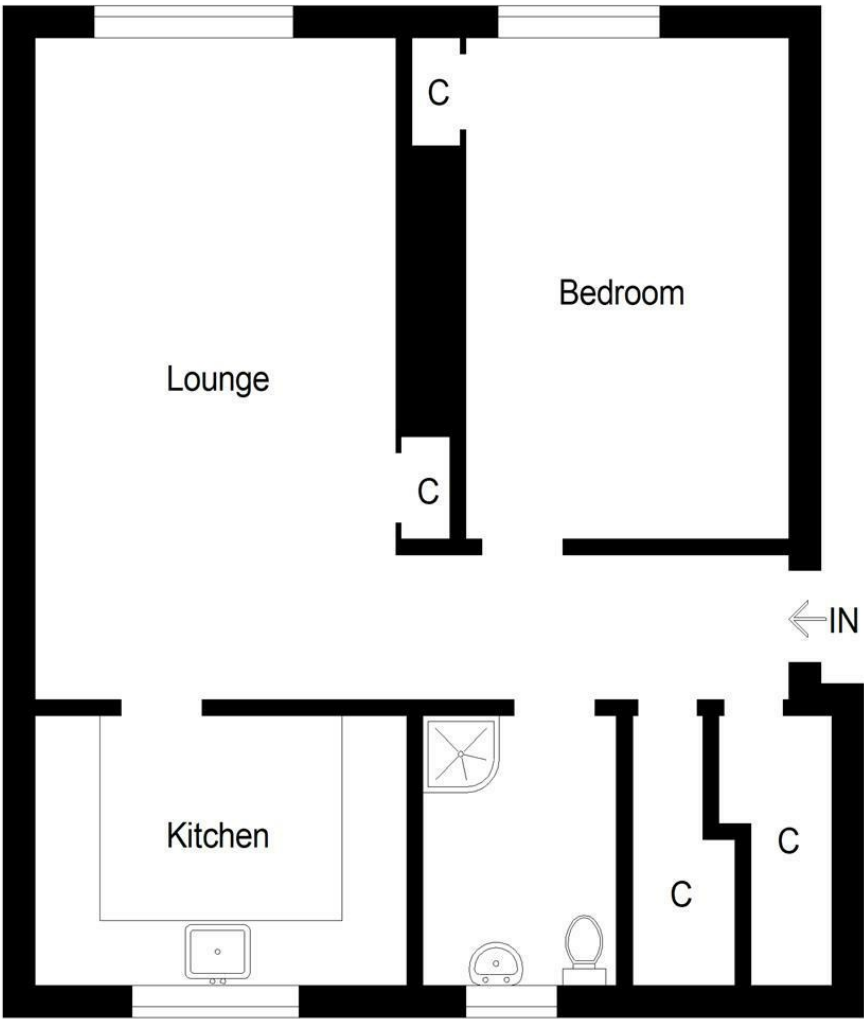


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 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		60
(39-54) E	42	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		