

Simple Approach



Estate Agents



33 Kinneff Crescent, Dundee, Angus DD3 9RF

Offers over £99,995

Simple Approach are delighted to welcome to the market this well proportioned end terrace house set in a popular area within 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 generous accommodation comprising of entrance hall, bright spacious lounge, kitchen and ample storage, on the ground level the upper level offers further accommodation of two good size bedrooms and shower room. externally the property benefits of garden to the front and rear. Viewing of the property is highly recommended and by appointment through Simple Approach Dundee 01382 646133



284 Perth Road, DD2 1AN

Tel: 01382 646 133 Email: info@simpleapproachdundee.co.uk www.simpleapproachea.co.uk

Entrance Hall

Lounge

Kitchen

Bedroom

Bedroom

Shower Room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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			84	
(81-91) B				
(69-80) C		68		
(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		

