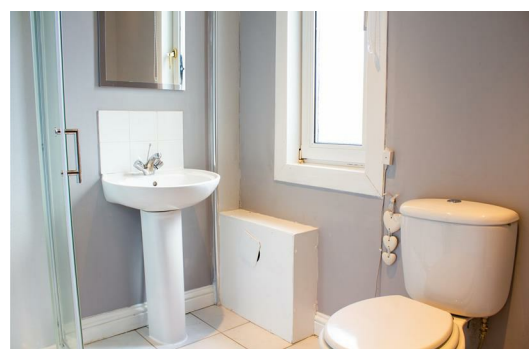




## **20 A Barnes Avenue, Dundee, Angus DD4 9AF**

**Fixed asking price £90,000**

Simple Approach are delighted to welcome to the market this spacious, ground floor flat, which would ideally suit either a first time buyer or an Investor, set in popular residential area close to Dundee's Kingsway and few minutes drive into the city centre, 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. This property is well presented and offers spacious accommodation to include, entrance hall, a spacious lounge, kitchen, Two generous bedrooms and a shower room. Viewing this property is highly recommended to fully appreciate the generous rooms and location of the property on offer, viewing is by appointment with Simple Approach Dundee by calling 01382 646133.




Lounge

Kitchen

Bedroom

Bedroom

Shower Room

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	80
Scotland	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	76	82
Scotland	EU Directive 2002/91/EC 