

Simple Approach



**28A Greendykes Road, Dundee
Angus DD4 7NB**

Offers over £59,995

Simple Approach Dundee are excited to welcome this very well presented bright and airy one bed bottom floor flat on Greendykes Road to the residential market. Set 5 minute drive away from the heart of the City Centre this property is ideally situated for its close proximity to all amenities found such as shops, restaurants and offices as well as being just minutes away from both Dundee Bus and Train Stations. This property comprises; a spacious lounge, kitchen with vast cupboard space, a good-sized double bedroom with fitted mirror wardrobes and a bathroom with shower over bath, with neutral decoration and fixtures on offer throughout. This lovely home boasts large double glazed windows which helps to flood the property with natural sunlight. Viewing is highly recommended to appreciate the excellent location on offer, as well as the overall warm and welcoming feel to this ideal first time purchase or buy to let investment property. Viewing is by appointment with Simple Approach Dundee by calling 01382 646133.

14'3" x 10'7" (4.35 x 3.24)

Entrance Hallway

2'5" x 7'8" (0.74 x 2.34)

Bathroom

7'5" x 6'0" (2.27 x 1.85)

Bedroom

12'8" x 9'8" (3.87 x 2.95)

Kitchen

6'4" x 10'5" (1.94 x 3.20)





- Well Presented Bottom Floor Flat
- Double Glazing Throughout
- Large Double Bedroom
- Ideal First Time Purchase or Buy to Let Investment
- Electric Heating
- Built-in Storage
- Close To All Local Amenities





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	54	
(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		53
(39-54) E	36	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC