

Simple Approach



**177 D Albert Street, Dundee**  
**Angus DD4 6PX**

**Offers over £74,995**

Simple Approach are delighted to welcome to the market this upper floor flat, which would ideally suit either a first time buyer or an Investor, set on Albert Street, Dundee and close 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, rail and air links making the rest of Scotland and beyond accessible. This property offers accommodation to include, security entry, entrance hall, a spacious lounge, two bedrooms and a bathroom. Viewing this property is highly recommended to fully appreciate the rooms and location of the property on offer, viewing is by appointment with Simple Approach Dundee by calling 01382 646133.

### **Lounge**

11'10" x 14'5" (3.63 x 4.40)

### **Entrance Hallway**

13'2" x 3'2" (4.02 x 0.99)

### **Bedroom 1**

11'8" x 10'1" (3.56 x 3.08)

### **Bedroom 2**

8'10" x 14'10" (2.71 x 4.54)

### **Kitchen**

4'4" x 11'8" (1.33 x 3.56)

### **Bathroom**

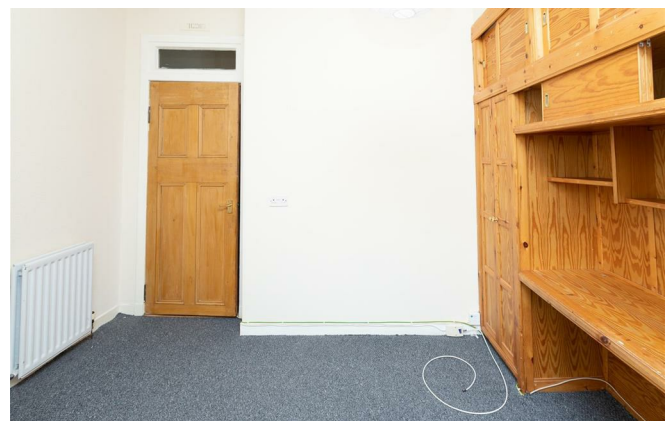
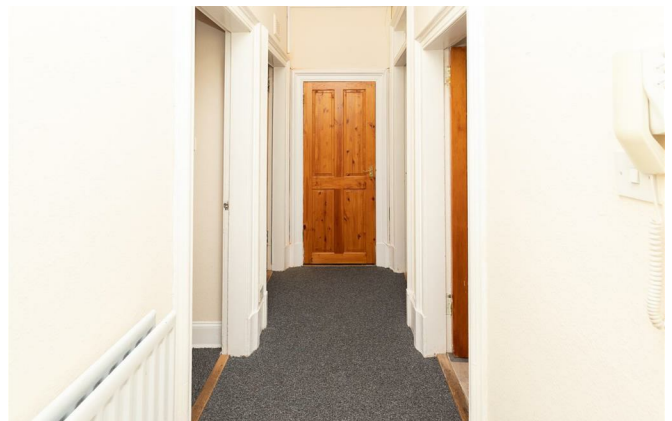
4'2" x 6'7" (1.29 x 2.02)

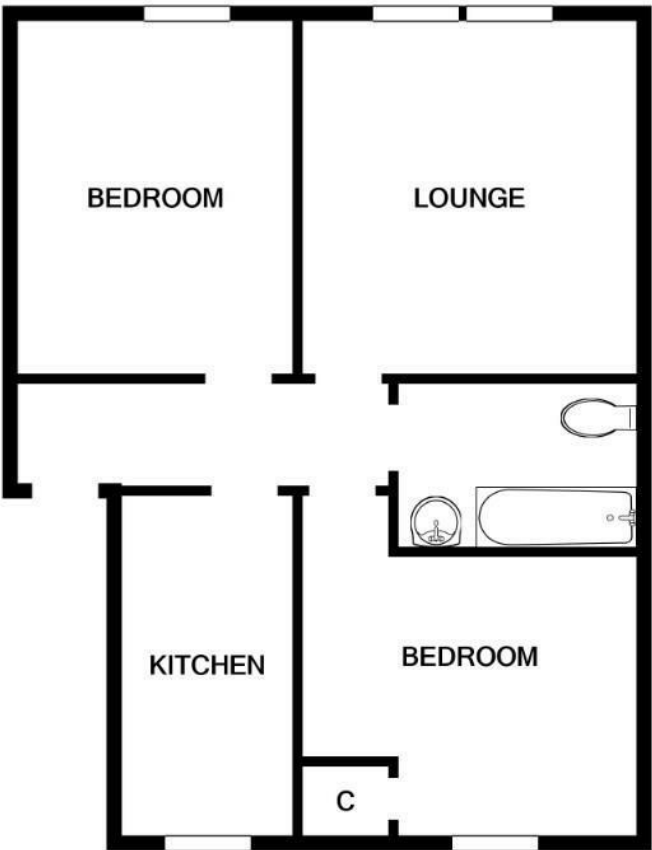






- Upper Floor Flat
- Kitchen
- Viewing Recommended
- Two Bedrooms
- Bathroom
- Lounge
- Popular Location





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		