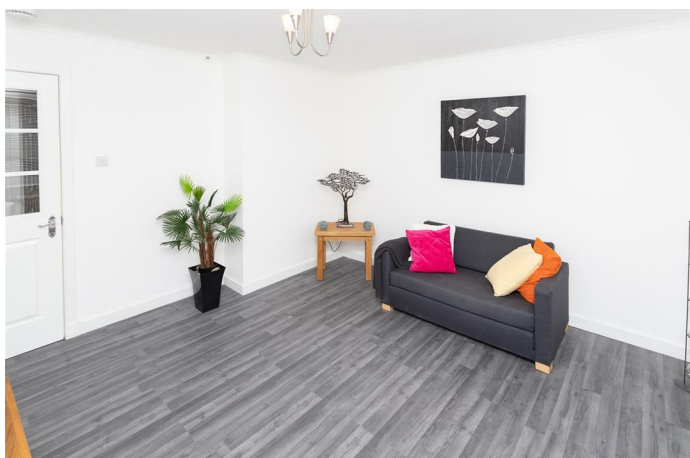


Simple Approach



**26E Weavers Loan, Dundee  
Angus DD3 6NT**

**Offers over £95,995**

Simple Approach are delighted to welcome to the market this recently refurbished and well presented ground floor flat, in walk in condition. Which would suit an array of buyers not least first time buyers or an Investor, set close the city centre 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, rail and air links making the rest of Scotland and beyond accessible, The property offers spacious accommodation to include, entrance hall, a spacious lounge. Generous fitted kitchen, two double bedrooms and a bathroom, the property further benefits from double glazing and gas central heating. 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.

**Entrance Hall**

15'3" x 2'9" (4.66 x 0.84)

**Lounge**

12'0" x 11'11" (3.67 x 3.64)

**Kitchen**

11'3" x 8'9" (3.45 x 2.69)

**Bedroom**

11'3" x 12'2" (3.44 x 3.71)

**Bedroom**

7'8" x 8'8" (2.36 x 2.66)

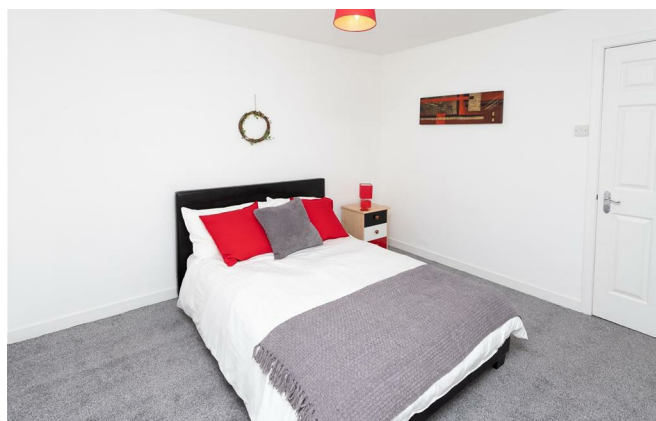
**Bathroom**

5'3" x 6'9" (1.61 x 2.07)





- Well Presented Ground Floor Flat
- Spacious Modern Fitted Kitchen
- Viewing Essential
- Two Double Bedrooms
- Bathroom
- Elegant Lounge
- Popular Location





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>	76	79
(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		
<b>Scotland</b>		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>		
(55-68) <b>D</b>	58	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>		EU Directive 2002/91/EC