

Simple Approach



**3/F 8 Tannadice Street, Dundee**  
**Angus DD3 7QH**

**Offers over £49,995**

Simple Approach are delighted to welcome to the market this third floor flat, which would ideally suit either a first time buyer or an Investor, set 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 is in walk in condition and offers spacious accommodation to include, entrance hall, a lounge, fitted kitchen, a double bedroom and a bathroom.. 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**

7'11" x 7'4" (2.42 x 2.26)

**Lounge**

13'5" x 12'2" (4.09 x 3.71)

**Kitchen**

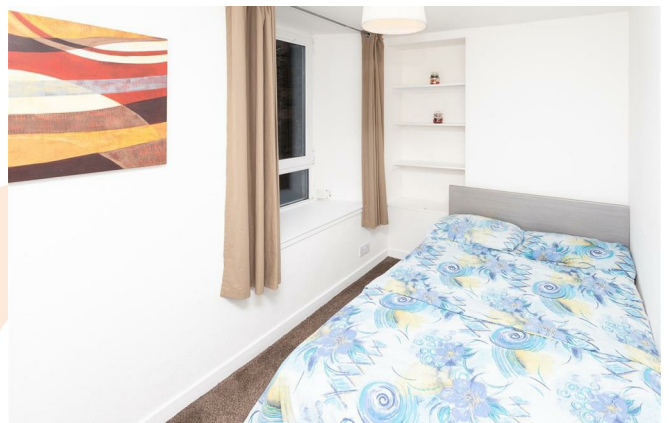
13'5" x 7'7" (4.10 x 2.32)

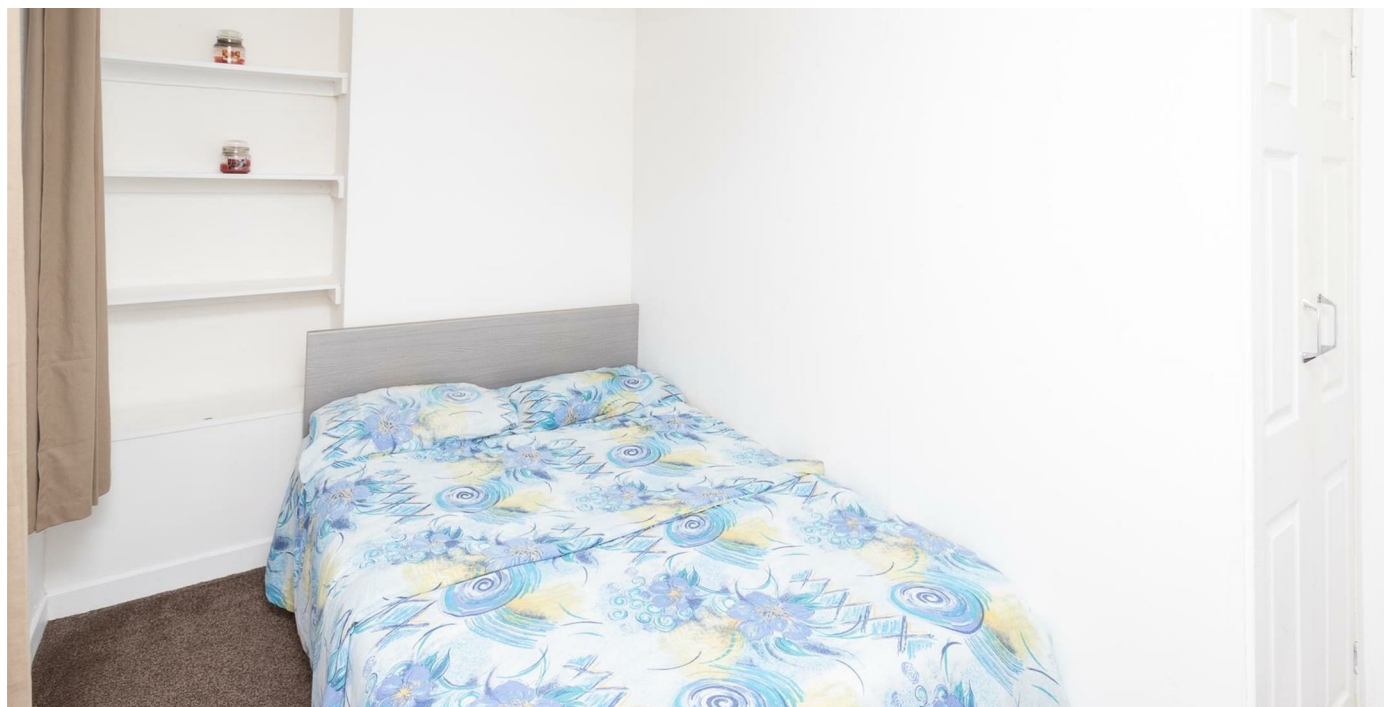
**Bedroom**

10'7"x 8'2" (3.23x 2.51)

**Bathroom**

7'2" x 6'5" (2.20 x 1.98)

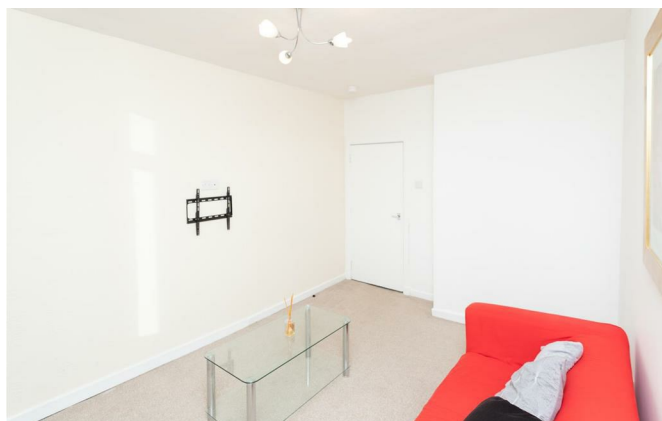




- Upper Floor Flat
- Bedroom
- Viewing Recommended

- Lounge
- Bathroom

- Kitchen
- Popular Location





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC