



**3/R 14 Forfar Road, Dundee  
Angus DD4 7AS  
Offers over £129,995**

\*\*\*\* Closing Date Set 12PM 20-11-2020\*\*\*\*Simple Approach are delighted to welcome to the market this stunning well presented traditional built upper floor maisonette apartment situated approximately one mile north of Dundee city centre within an established mixed residential location. Morgan Academy is in close proximity and adequate public transport, shopping, social and educational facilities are available within easy reach. 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 with many period features to include, reception hall, bright elegant lounge open plan to split level dining room. This property offers three generous bedrooms accessed by a feature spiral stair case, spacious dining kitchen, bathroom room and WC. Viewing this property is highly recommended to fully appreciate the presentation and location of the property on offer, viewing is by appointment with Simple Approach Dundee by calling 01382 646133.

**Entrance Hall**

14'5" x 7'0" (4.41 x 2.14)

**Lounge**

15'4" x 11'9" (4.69 x 3.59)

**Diningroom**

9'3" x 15'2" (2.83 x 4.64)

**Kitchen / Breakfast**

14'6" x 10'3" (4.43 x 3.13)

**Bathroom**

16'2" x 8'10" (4.95 x 2.70)

**WC**

4'7" x 6'9" (1.40 x 2.08)

**Bedroom**

11'8" x 9'0" (3.56 x 2.76)

**Bedroom**

11'11" x 16'2" (3.65 x 4.93)

**Bedroom**

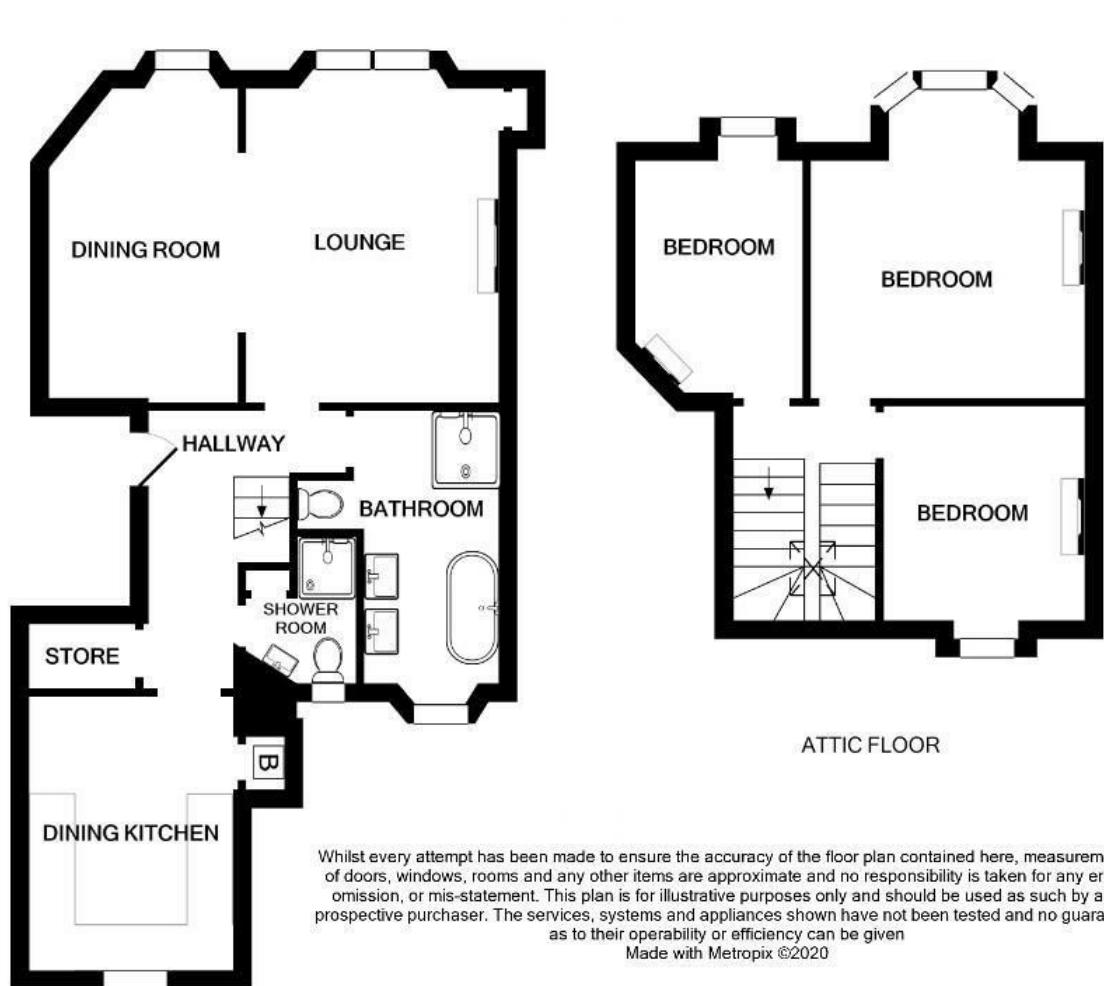
12'5" x 8'7" (3.80 x 2.62)





- Upper Maisonette Flat
- Spacious Lounge / Dining Room
- Viewing Essential
- Three Bedrooms
- Bright Modern Kitchen / Breakfast
- \*\*\*\* Closing Date Set 12PM 20-11-2020\*\*\*\*
- Bathroom and Cloackroom
- Well Presented





3RD FLOOR



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			
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			
Scotland		EU Directive 2002/91/EC	