

Simple Approach



4 Forth Place, Dundee

Angus DD2 4HT

Offers over £99,995

Simple Approach are delighted to welcome to the market this well proportioned, mid terraced house set in a cul-de-sac within the popular residential area of Forth Place in 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 generous accommodation comprising of entrance hall, bright spacious lounge. Fitted kitchen, storage, all on the ground level the upper level offers further accommodation of three good size bedrooms and a bathroom room. externally the property benefits from garden to the front and rear. Viewing of the property is highly recommended and by appointment through Simple Approach Dundee 01382 646133

Entrance Hallway

9'2" x 4'8" (2.80 x 1.44)

9'4" x 6'0" (2.86 x 1.85)

Storage Cupboard

6'7" x 4'3" (2.02 x 1.31)

Lounge

9'1" x 19'10" (2.78 x 6.05)

Kitchen

13'6" x 6'3" (4.12 x 1.91)

Bedroom

10'0" x 6'8" (3.07 x 2.05)

Bedroom

13'4" x 9'11" (4.07 x 3.04)

Bedroom

9'2" x 13'4" (2.80 x 4.08)

Bathroom



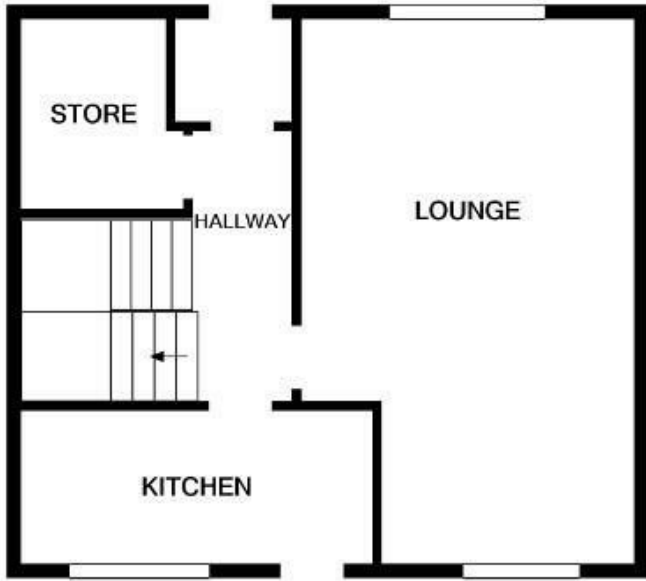


- Mid Terraced House
- Kitchen
- Viewing Recommended

- Three Bedrooms
- Bathroom

- Lounge
- Popular Location





GROUND FLOOR



1ST FLOOR

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) A			80
(81-91) B			
(69-80) C			
(55-68) D		57	
(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			63
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	