

Simple Approach



**3/2 1 Thornbank Street,  
DD4 6HT**

**Offers over £66,995**

Simple Approach are delighted to offer this excellent property to the Dundee residential sales market. Located on Thornbank Street this property is the ideal purchase for any first time buyers or investors looking for a well located property in good condition throughout. Set in a highly sought after area, this property is ideally placed to take advantage of nearby amenities including shops, supermarkets and all further shopping found in the city centre just a short distance away. This property consist of; one bedroom, a bright lounge, good sized kitchen and a shower room along with enjoying modern comforts such as gas central heating, double glazing and ample on street parking available. Viewing is essential to appreciate the overall excellent location and spacious accommodation on offer here at Thornbank Street.

**Lounge**

14'7" x 13'10" (4.45 x 4.23)

**Kitchen**

9'8" x 5'2" (2.96 x 1.60)

**Bedroom**

7'9" x 13'6" (2.37 x 4.13)

**w/c**

9'0" x 3'2" (2.76 x 0.97)

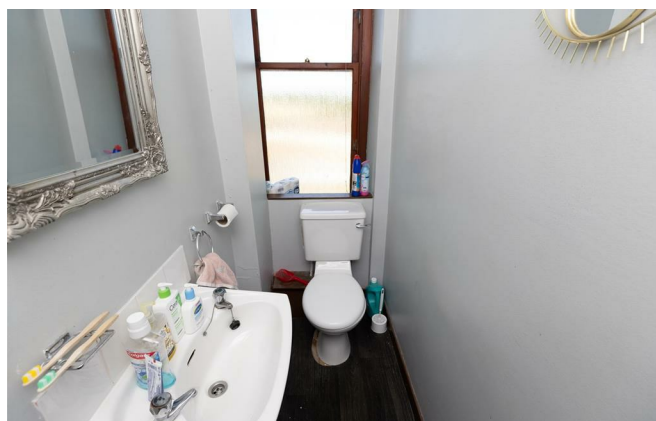
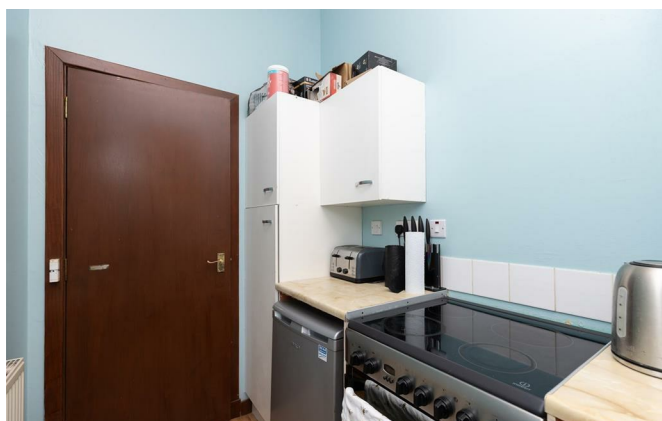
**Shower room**

5'10" x 3'7" (1.79 x 1.10)

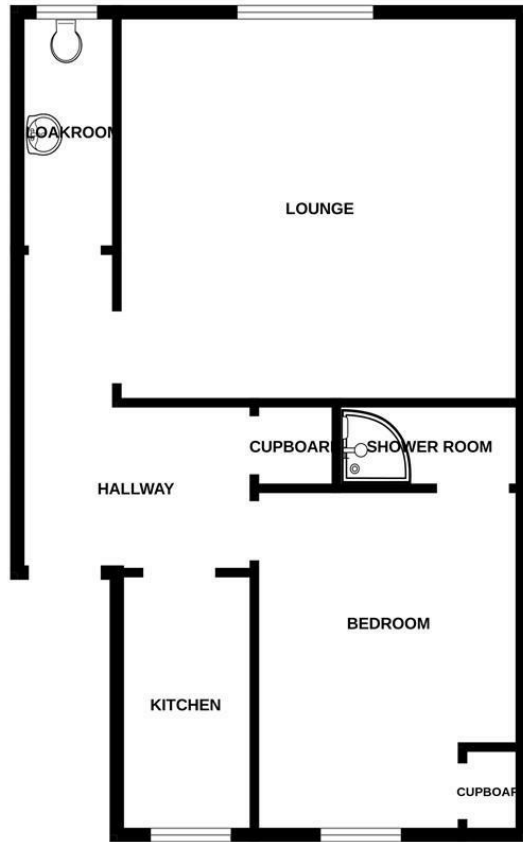




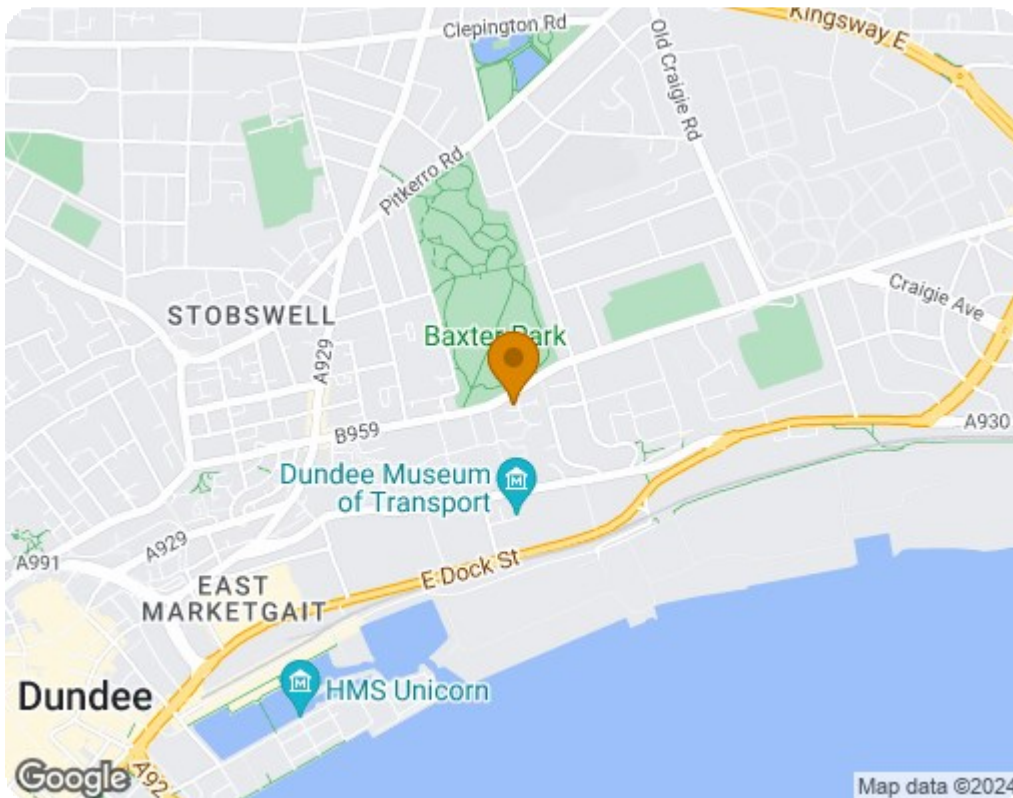
- Well Presented Top Floor Flat
- Excellent Location
- Ample Street Parking & Shared Parking
- One Spacious Bedroom
- Gas Central Heating
- Picturesque Views
- Good Condition Throughout
- Double Glazed Windows



THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix 12/2023



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>		<b>76</b>
(55-68) <b>D</b>	<b>64</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>		<b>79</b>
(55-68) <b>D</b>	<b>62</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		
<b>Scotland</b>		EU Directive 2002/91/EC