

Simple Approach



**31 Crescent Lane, Dundee
DD4 6DP**

Offers over £159,995

Simple Approach are delighted to welcome this very well presented three storey, mid terraced house on Crescent Lane to the Dundee residential sales market. Set within a highly sought after residential location, Crescent Lane comes to the market in excellent move in condition throughout and offers spacious internal accommodation at approximately 123 square meters formed over three floors.

This lovely home is ideally placed to take advantage of all the excellent local amenities found close by along with being just a short distance away from Dundee City Centre. Internally the property comprises a bright open plan kitchen / dining area and a ground floor bedroom, the first floor of the property enjoys a further bedroom, a spacious lounge and a shower room. The second floor benefits from two further generous bedrooms and a bathroom. This property is the ideal purchase for any first time buyer, growing family or couple seeking a well located home in great move in condition. Practical attributes include gas central heating and full double glazing throughout.

Externally the property enjoys a private outdoor space along with one residential parking space. Viewing is essential to appreciate the overall space an excellent home on offer here at Crescent Lane, Dundee.

Lounge

17'3" x 12'6" (5.26 x 3.82)

Kitchen / Dining Area

16'10" x 12'6" (5.14 x 3.83)

Master Bedroom (Top Floor)

17'1" x 9'3" (5.23 x 2.82)

Bedroom Two (Top Floor)

14'7" x 9'5" (4.46 x 2.88)

Bedroom Three (First Floor)

12'4" x 9'5" (3.77 x 2.88)

Bedroom Four (Ground Floor)

14'6" x 9'5" (4.43 x 2.88)

Main Bathroom (Top Floor)

9'7" x 4'5" (2.94 x 1.37)

Shower Room (First Floor)

5'4" x 4'5" (1.65 x 1.37)






- Three Storey Mid Terraced House
- Open Plan Kitchen / Dining Area
- Private Residential Parking
- Highly Sought After Residential Location
- Four Generous Bedrooms
- Newly Fitted (2024) Gas Central Heating
- Bright & Spacious Lounge
- Picturesque Views Over To The River Tay
- Full Double Glazing
- Private Outdoor Space





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	76	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC 