

Simple Approach



Flat 10, High Mill Highmill Court, Dundee

DD2 1UN

Offers over £152,995

Simple Approach are pleased to welcome this well presented, first floor apartment on Highmill Court to the Dundee residential sales market. Highmill Court is set within the heart of the ever desirable West End, benefiting from being within walking distance to a range of excellent local amenities found on the Perth Road such as cafes, restaurants, shops and supermarkets along with being a short distance away from Dundee City Centre. The property is also ideally placed for its quick access to Dundee University, Ninewells Hospital, Magdalen Green and the train station.

Offering spacious accommodation throughout, the property comprises; a welcoming entrance hallway, a bright and spacious lounge, sizeable kitchen, two generous bedrooms one of which enjoys large fitted wardrobes and a bathroom completes this property. The property further benefit from having an impressive floored attic space, electric heating, full double glazing secure entry system to the building, a lift which provides access to all floors and a private allocated parking space. This lovely property is the ideal purchase for any first time buyer, small family or investor seeking a central property set within one of Dundee's most sought after areas.

Lounge

20'1" x 12'3" (6.14 x 3.74)

Kitchen

13'10" x 7'10" (4.22 x 2.41)

Bedroom One

14'1" x 11'1" (4.31 x 3.40)

Bedroom Two

10'8" x 8'10" (3.26 x 2.71)

Bathroom

7'2" x 5'6" (2.20 x 1.68)





- First Floor Apartment
- Bright & Spacious Lounge
- Electric Heating & Full Double Glazing
- Allocated Parking Space
- Two Generous Bedrooms
- Sizeable Kitchen
- Secure Entry System
- Highly Sought After West End Location
- Floored Attic Space
- Lift With Access To All Floors



FIRST 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	81
(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			
(81-91) B			
(69-80) C		72	74
(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	