

Simple Approach



7 Gagiebank, Dundee
DD5 3PT

Offers over £179,995

Simple Approach are pleased to welcome this well presented detached bungalow on Gagiebank to the residential sales market. Set within an ever desirable area, this lovely home comes to the market in great move in condition throughout and is set across one accessible floor. Comprising of; a welcoming entrance, a bright and spacious lounge with beautiful patio doors, a modern fitted kitchen, two generous bedrooms and a shower room. This property lends itself to a wide range of buyers including mature couples, first time buyers or small families seeking a well located home within a highly sought after area. The property further benefits from a stunning, well maintained garden and a private driveway. Viewing is essential to appreciate the overall excellent property on offer here at Gagiebank, Wellbank.

Lounge

9'10" x 13'9" (3.02 x 4.20)

Kitchen

7'4" x 7'2" (2.24 x 2.19)

Bedroom

10'5" x 9'10" (3.19 x 3.01)

Bedroom

10'4" x 7'5" (3.15 x 2.27)

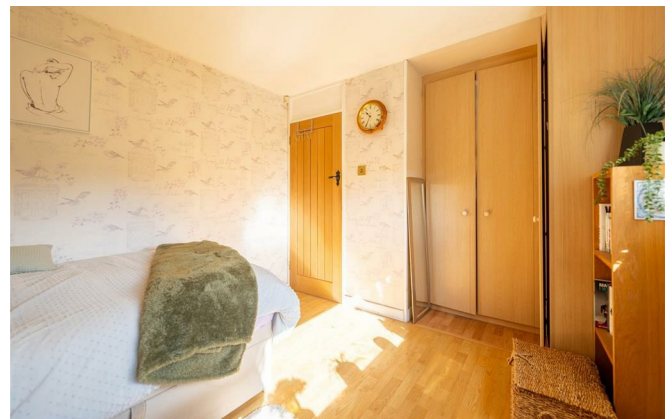
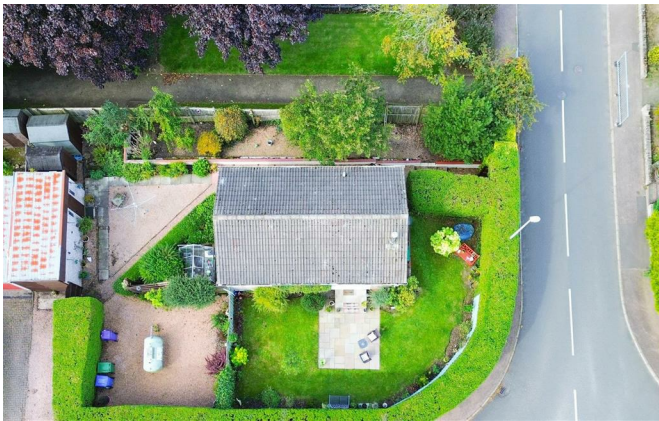
Shower Room

6'2" x 5'5" (1.88 x 1.67)

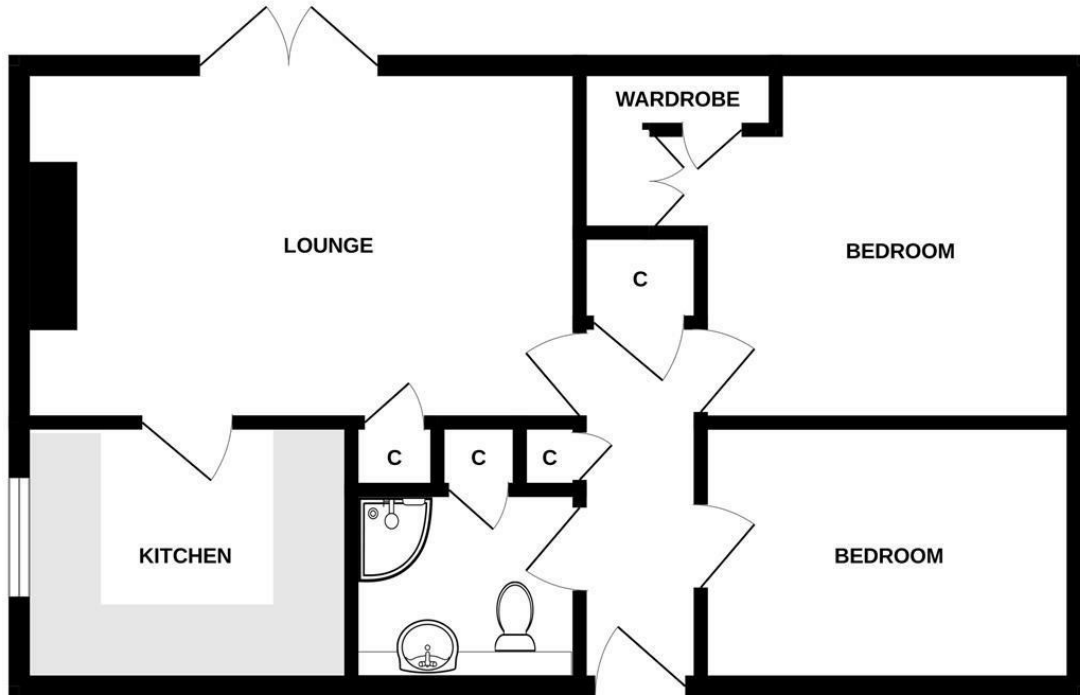




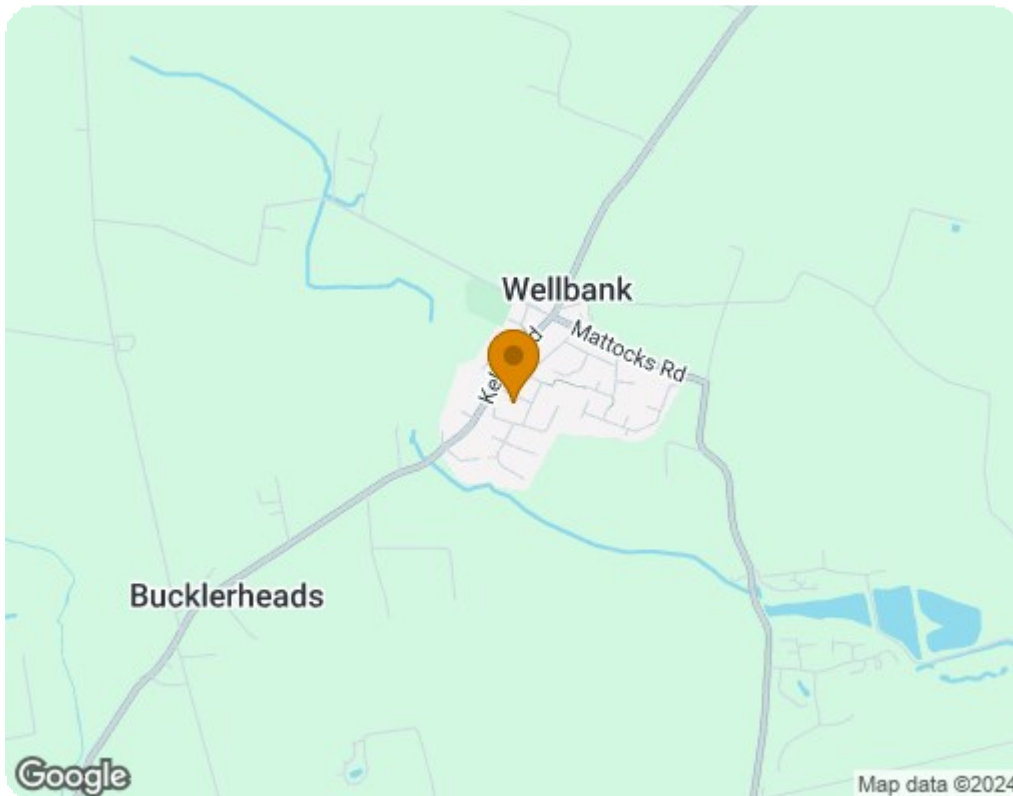
- Detached Bungalow
- Two Bedrooms
- Highly Sought After Residential Location
- Bright & Spacious Lounge
- Stylish Fitted Kitchen
- Private Driveway & Garage



GROUND 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 ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	46	
(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		86
(69-80) C	63	
(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		