

Simple Approach



**5 Ballantrae Terrace, Dundee  
DD4 8PP**

**Offers over £99,995**

Simple Approach are delighted to welcome this three bedroom mid terraced property on Ballantrae Terrace to the Dundee market. This great property is conveniently placed in the Douglas area, ideal for any buyer looking to be close to all local amenities and convenient for the city centre. This property is in need of internal upgrade and comprises of a lounge / dining, kitchen and Bathroom, upper accommodation there are three bedrooms which completes the accommodation. Externally the property offers good garden space to the front and rear. This property lends itself to a wide range of buyers and would be the ideal purchase for any Investor or first-time buyer looking for a centrally-located project property, viewing is recommend to fully appreciate the potential of the property on offer.

**Lounge**

9'0" x 20'1" (2.76 x 6.13)

**Kitchen**

11'2" x 8'2" (3.42 x 2.50)

**Bathroom**

5'2" x 7'3" (1.59 x 2.23)

**Bedroom One**

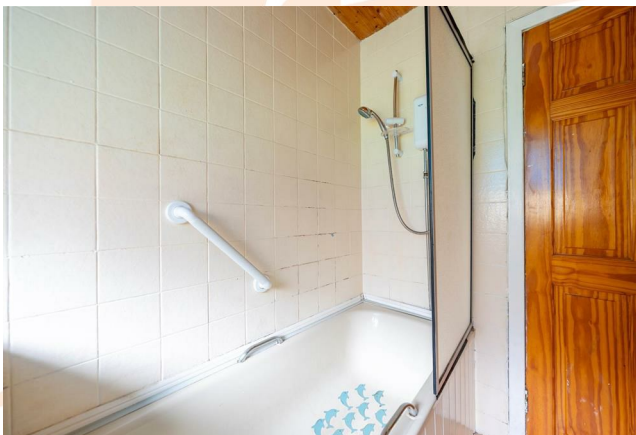
13'9" x 8'0" (4.20 x 2.45)

**Bedroom Two**

10'1" x 10'9" (3.09 x 3.28)

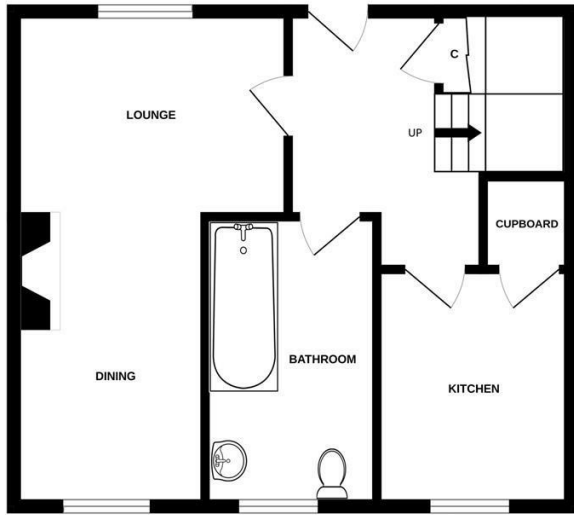
**Bedroom Three**

12'2" x 9'0" (3.73 x 2.75)

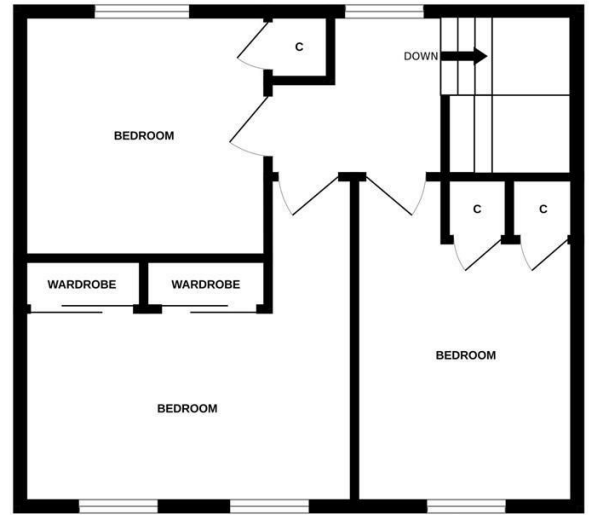




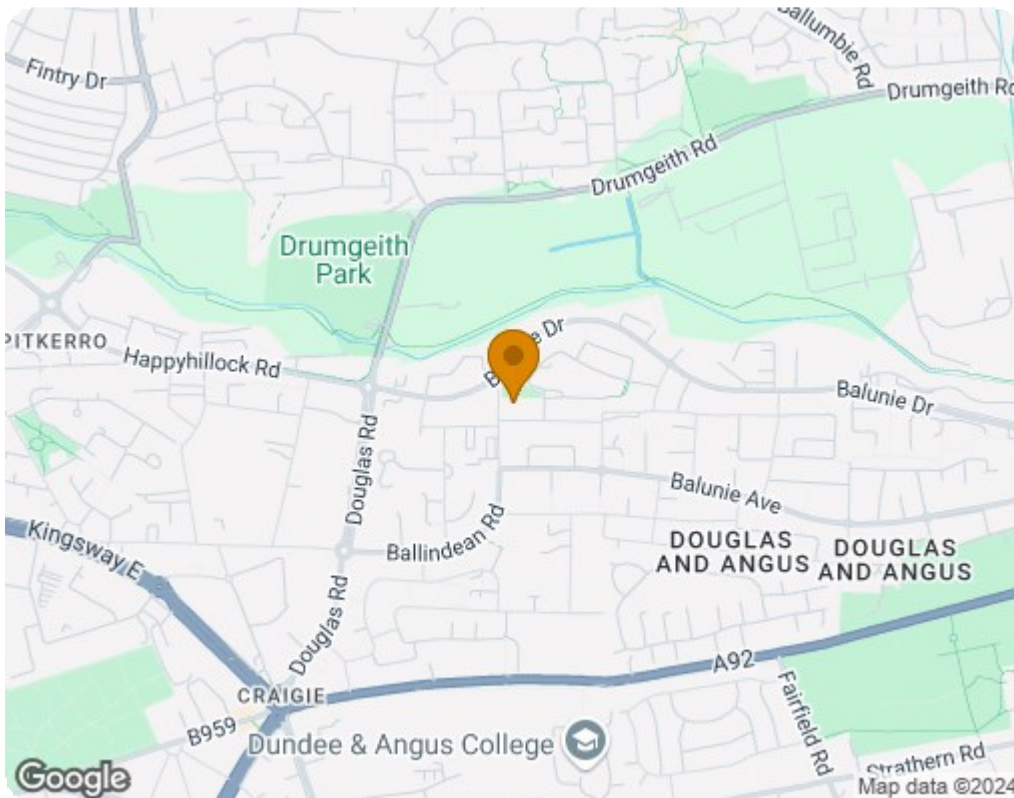
GROUND FLOOR



1ST 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			87
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
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) A			86
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	