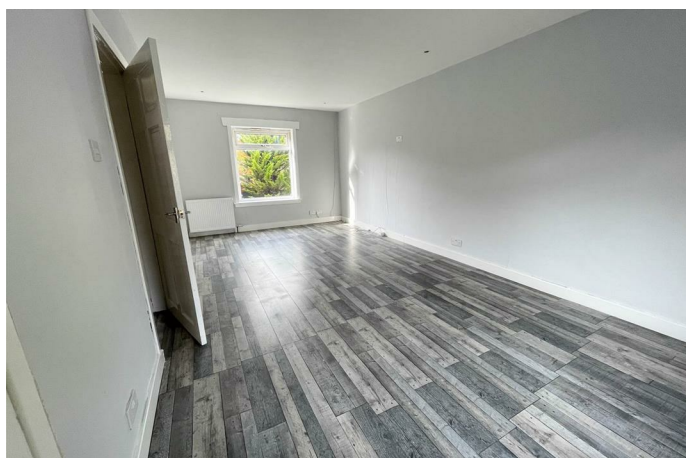
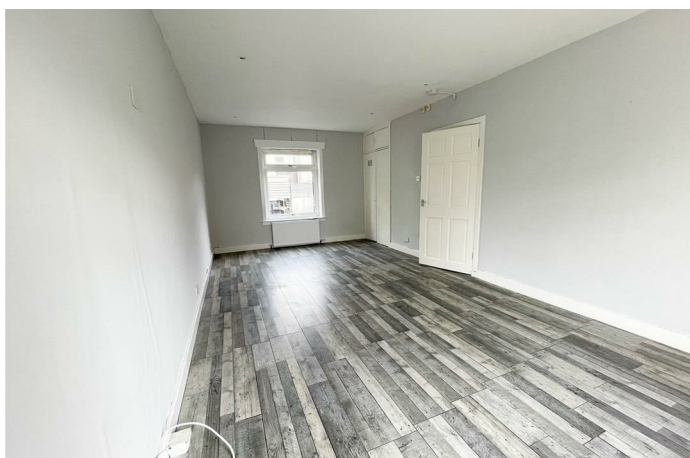


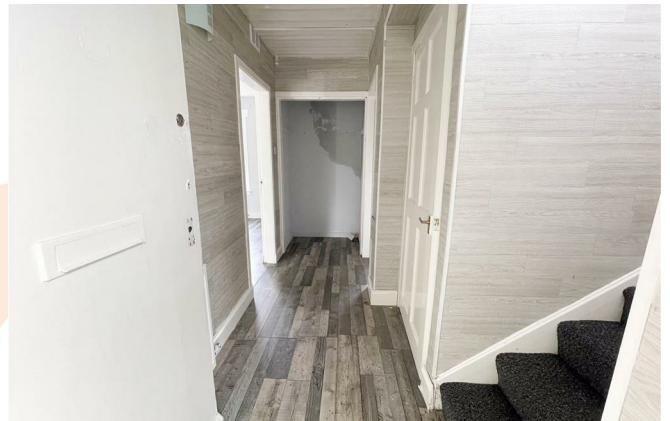
Simple Approach



199 Tweed Crescent, Dundee
DD2 4DN

Offers over £112,995

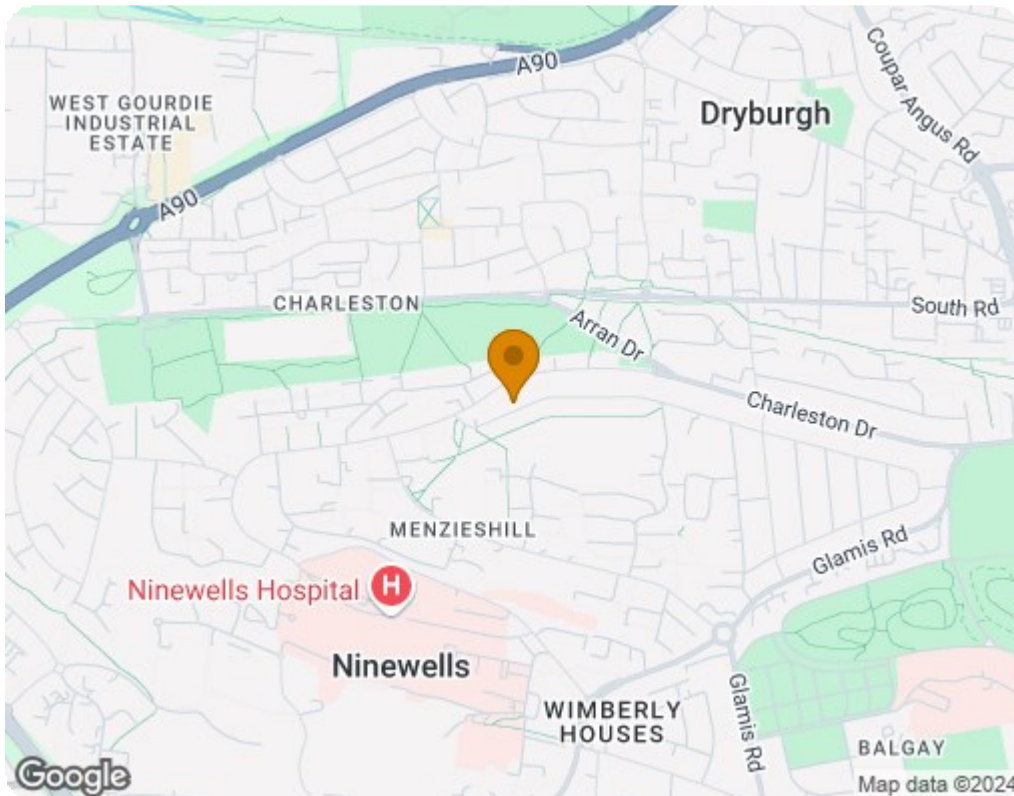
Simple Approach are pleased to welcome this two storey, mid terraced house on Tweed Crescent to the Dundee residential sales market. Set within a sought after location this property is ideally situated to take advantage of all the local amenities found close by along with Dundee City Centre being just a short drive away. The accommodation is spacious, comprising; an entrance hallway, large front facing lounge, good sized kitchen, three generous bedrooms and a bathroom. Practical attributes include gas central heating, double glazing and ample storage space throughout. Externally the property offers a large private rear garden along with addition outdoor space to the front of the house. This is the ideal purchase for any first time buyer or growing family seeking a well located home within Dundee. Viewing is essential to appreciate the space on offer here at Tweed Crescent.





- Mid Terraced House
- Bright & Spacious Lounge
- Three Generous Bedrooms
- Sizeable Private Rear Garden
- Modernisation Required
- Gas Central Heating & Double Glazing





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		68	
(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			83
(81-91) B			
(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	