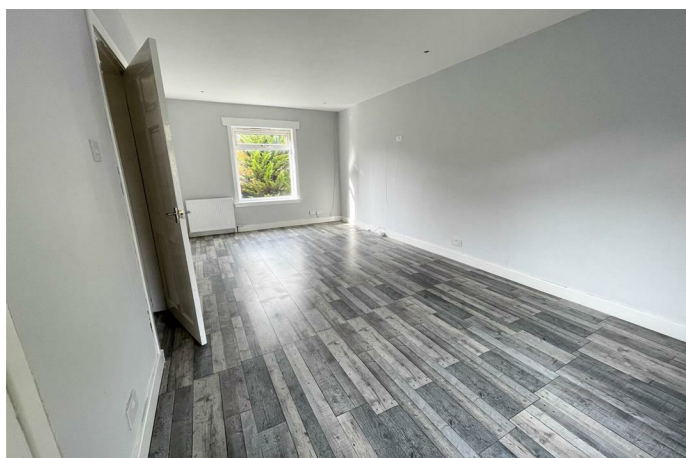
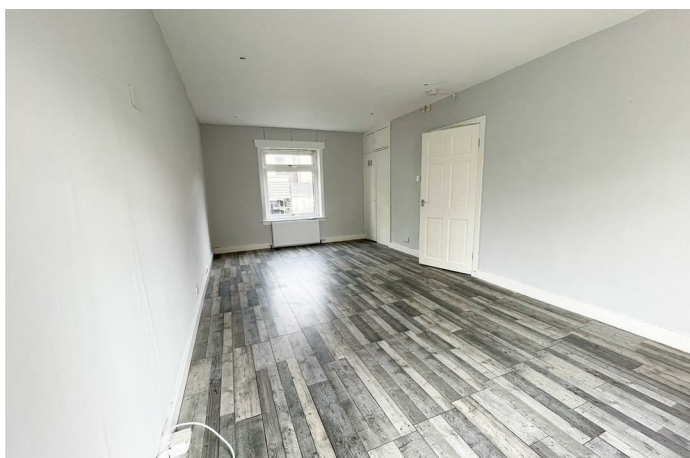


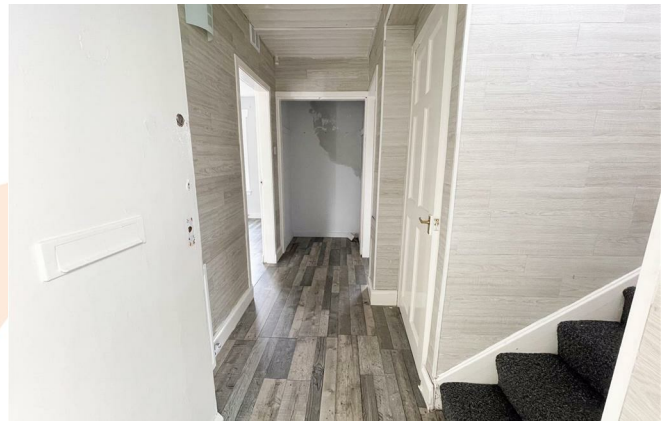
Simple Approach



199 Tweed Crescent, Dundee
DD2 4DN

Offers over £112,995

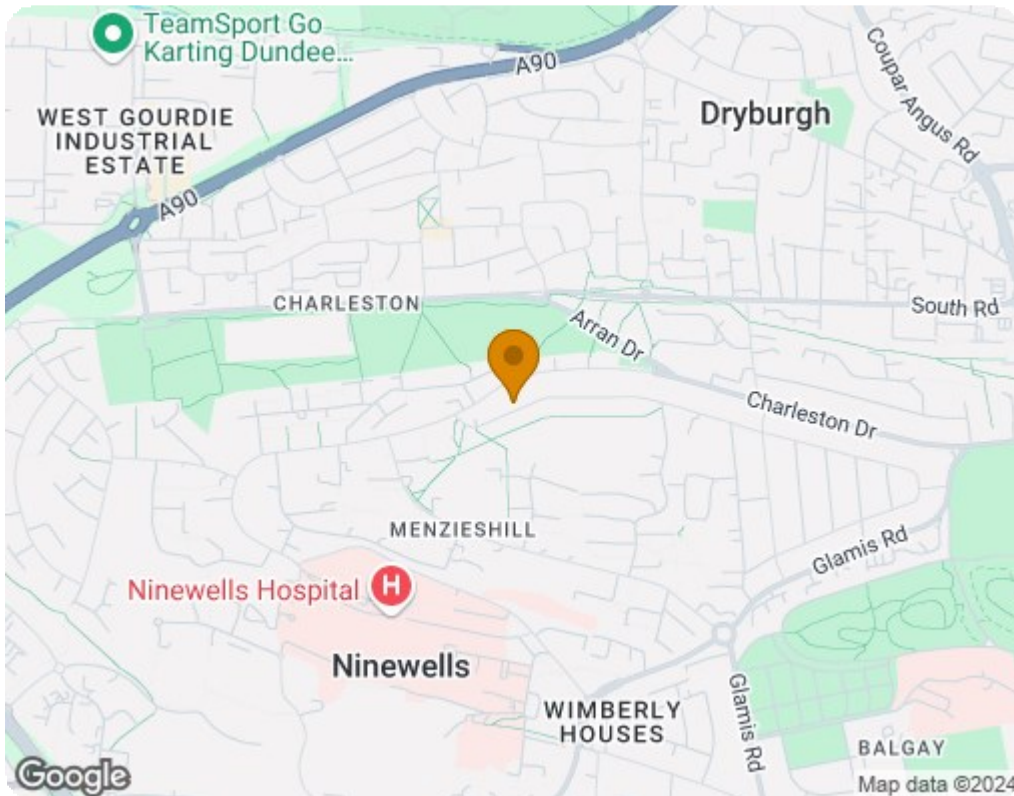
Simple Approach are pleased to welcome this two storey, mid terraced house on Tweed Crescent to the Dundee residential sales market. Set within a sought after location this property is ideally situated to take advantage of all the local amenities found close by along with Dundee City Centre being just 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		
(81-91) B		85
(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		
(81-91) B		83
(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