

Simple Approach



**G/L 3 Gibson Terrace, Dundee
DD4 7AG**

Offers over £84,995

Simple Approach are pleased to welcome this vacant, spacious ground floor flat on Gibson Terrace to the Dundee residential sales market. Set within a highly sought after location with off street parking this property is ideally placed to take advantage of all the local amenities found close by along with being just a short drive away from Dundee City Centre. The property comes to the market in need of modernisation / renovation however holds ample potential to be an excellent flat due to its size and location. Comprising; an entrance hallway, bright lounge, kitchen, two bedrooms and a bathroom. Practical attributes include gas central heating and double glazing throughout, externally there is also a shared garden Gibson Terrace lends itself to a wide range of buyers including first time buyers or investors. Viewing is essential to appreciate the great location and spacious accommodation on offer.

Lounge

13'3" x 12'10" (4.05 x 3.92)

Kitchen

11'9" x 6'5" (3.60 x 1.98)

Bedroom One

12'2" x 10'2" (3.71 x 3.10)

Bedroom Two

12'9" x 7'5" (3.91 x 2.27)

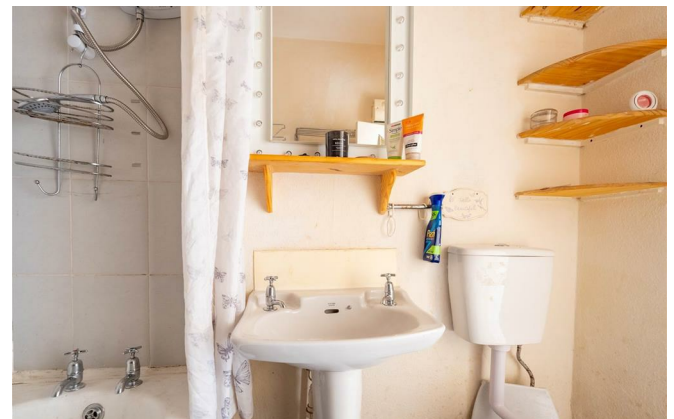
Bathroom

7'1" x 5'5" (2.17 x 1.67)





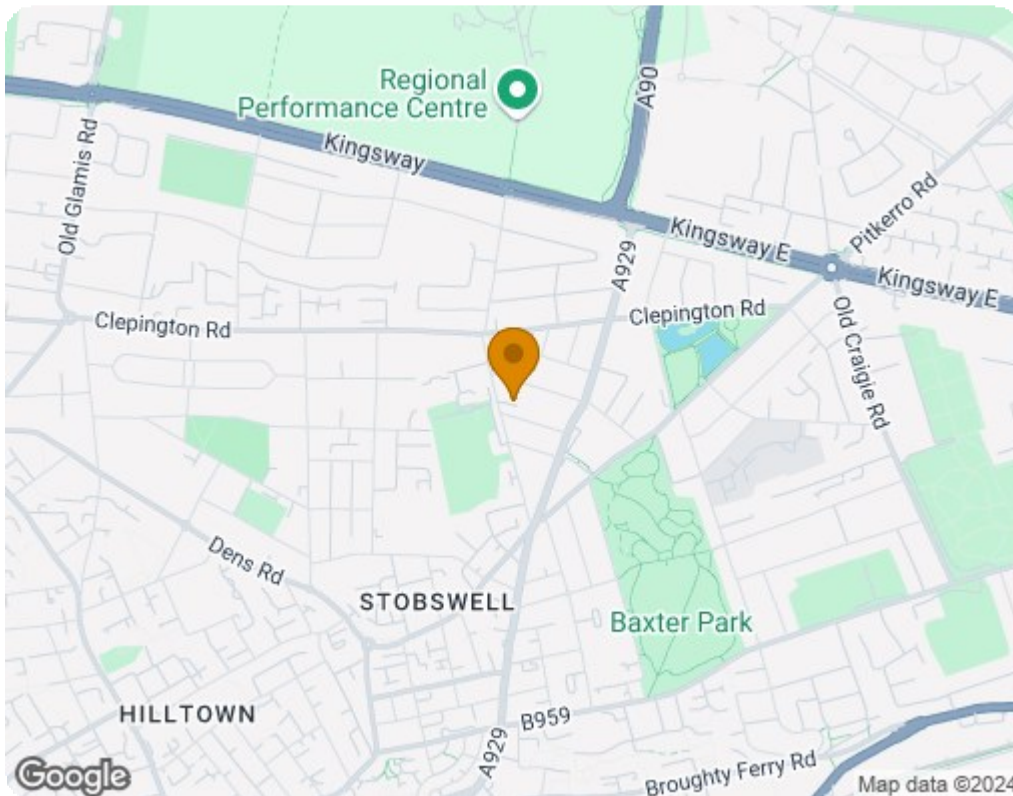
- Ground Floor Flat
- Gas Central Heating
- Shared Garden
- Two Bedrooms
- Full Double Glazing
- Ideal For BTL Investors or First Time Buyers
- Bright & Spacious Lounge
- Off Road Parking



GROUND FLOOR
51.0 sq.m. approx.



TOTAL FLOOR AREA : 51.0 sq.m. approx.
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			
(69-80) C		70	78
(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		70	81
(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	