

Simple Approach



**4, G/R Graham Street, Dundee
DD4 9AD**

Offers over £64,995

*** we have two flats in this block for sale - ideal for investors ***

Simple Approach are pleased to welcome this well presented, ground floor flat to the Dundee residential sales market. Ideally located in a sought after area close to the city center, this property is perfect for first-time buyers, young professionals, or investors looking to expand their portfolio. Graham Street offers spacious accommodation with a bright front facing lounge, good sized kitchen, one generous bedroom and a bathroom. Additional benefits include electric heating, double glazing and on street parking to the front. The property is conveniently located near local amenities, shops, cafes, and excellent transport links, offering easy access to Dundee city center and beyond. Viewing is essential to appreciate all that is on offer here at Graham Street, Dundee.

Lounge

11'1" x 12'1" (3.38 x 3.69)

Kitchen

10'10" x 5'2" (3.32 x 1.60)

Bedroom

10'11" x 8'7" (3.34 x 2.63)

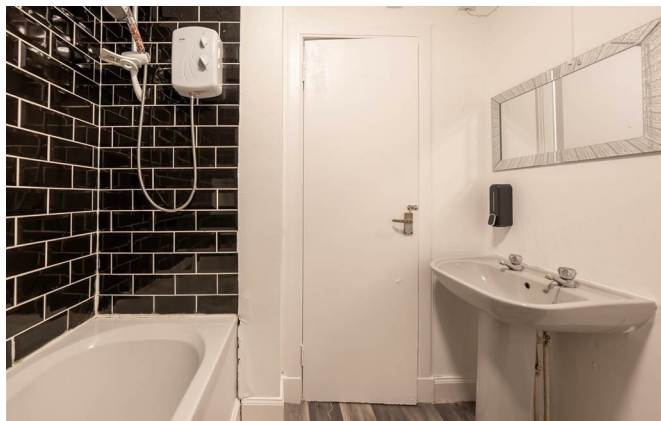
Bathroom

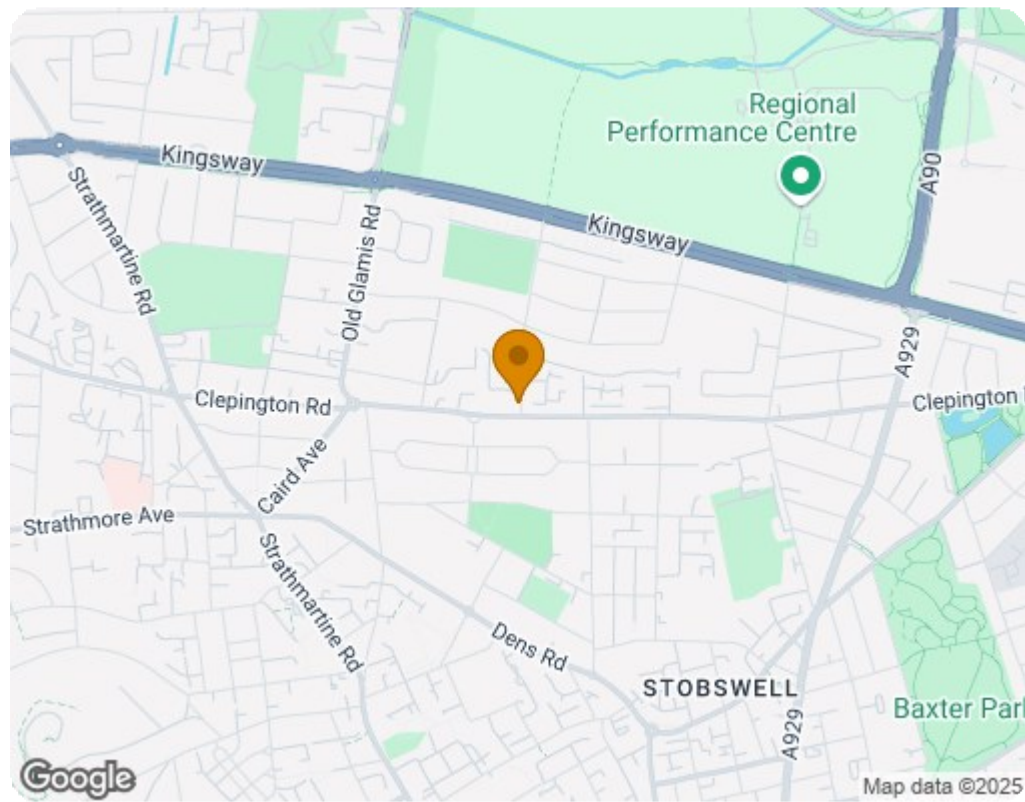
5'10" x 6'9" (1.78 x 2.06)






- Well Presented Ground Floor Flat
- On Street Parking Available
- *** we have two flats in this block for sale - ideal for investors ***
- One Generous Bedroom
- Highly Sought After Location
- Bright & Spacious Lounge
- Electric Heating & Double Glazing





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D	54	
(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		63
(81-91) B		
(69-80) C		
(55-68) D	37	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC
