

Simple Approach



**20E Windsor Street, Dundee  
DD2 1BN**

**Offers over £145,000**



Situated on the ever-popular Windsor Street, this large one-bedroom flat offers bright and spacious accommodation in one of Dundee's most desirable locations. The property features a generously sized lounge with access to the private rear garden, one sizeable bedroom, good sized kitchen and a bathroom with separate bath and shower.

The property further benefits from electric heating, double glazing, and convenient on-street parking. Located in the heart of the West End, just a short distance from local amenities, universities, Ninewells Hospital, and excellent transport links, this property is ideally suited to first-time buyers, young professionals, downsizers, or buy-to-let investors looking for a quality home in one of Dundee's most desirable locations. Viewing is highly recommended to appreciate the overall space and excellent property on offer here at Windsor Street, Dundee.

### Lounge

13'9" x 16'5" (4.20 x 5.01 )

### Kitchen

5'3" x 8'11" (1.62 x 2.74 )

### Bedroom

15'11" x 14'3" (4.87 x 4.35 )

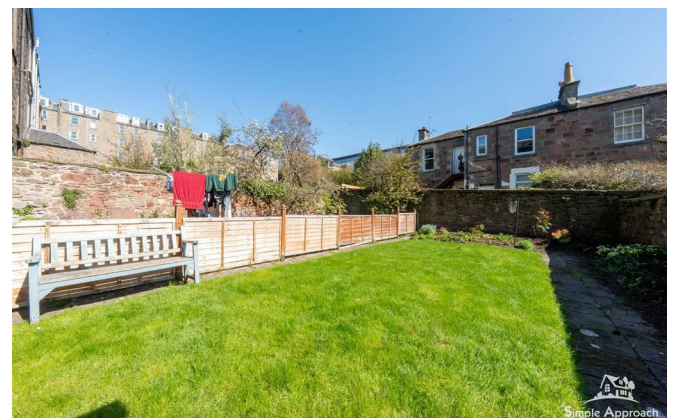
### Bathroom

10'5" x 6'5" (3.20 x 1.97 )





- Sizeable One Bedroom Flat
- Large Private Rear Garden
- Electric Heating & Double Glazing
- Spacious Accommodation Throughout
- Highly Sought After West End Location
- Ample On Street Parking
- Ideal For First Time Buyers, Investors Or Downsize





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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   |         | 80        |
| (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                     |         |           |
| Scotland 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   |         | 67        |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   | 40      |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| Scotland EU Directive 2002/91/EC                                |         |           |