

Simple Approach



**5a Kerrsview Terrace, Dundee
DD4 9BQ**

Offers over £98,995

This well presented ground floor flat on Kerrsview Terrace is an ideal opportunity for those seeking a stylish home in a well-connected Dundee location. The property offers spacious accommodation throughout and offers a fantastic balance of comfort and convenience.

Kerrsview Terrace boasts a welcoming hallway leads through to a bright and spacious lounge, perfectly proportioned to accommodate both relaxation and dining, with a large window allowing natural light to flood the room, it further benefits from a stylish fitted kitchen. There are two generously sized bedrooms, each benefiting from versatile layout options to suit individual needs, whether as double bedrooms, a guest room or a home office. The contemporary shower room is finished in a fresh, modern style.

Practical features include gas central heating and double glazing, ensuring efficiency and comfort all year round.

Externally, the flat enjoys its own private front garden, an attractive and easily maintained space that adds kerb appeal. To the rear, there is a shared communal garden complete with a drying green, offering additional outdoor space. Ample on-street parking is available to the front of the property. This flat will appeal to a wide range of buyers, including first-time purchasers, investors and downsizers, providing a move-in ready home in a popular residential setting with excellent transport links and local amenities nearby.

Loinge

13'5" x 11'0" (4.10 x 3.36)

Kitchen

7'0" x 10'3" (2.15 x 3.14)

Bedroom One

10'2" x 9'10" (3.10 x 3.00)

Bedroom Two

10'1" x 9'0" (3.08 x 2.76)

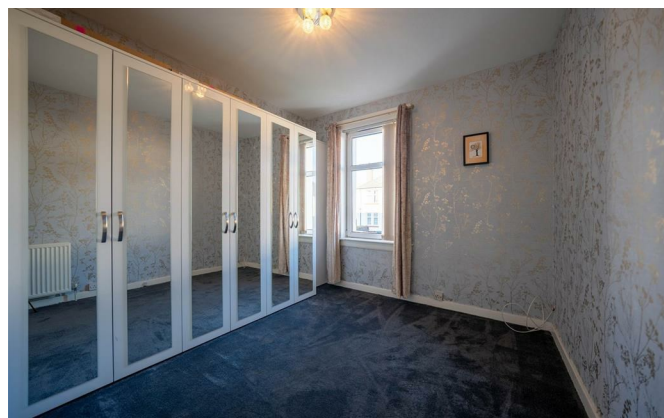
Shower Room

4'9" x 7'2" (1.46 x 2.20)





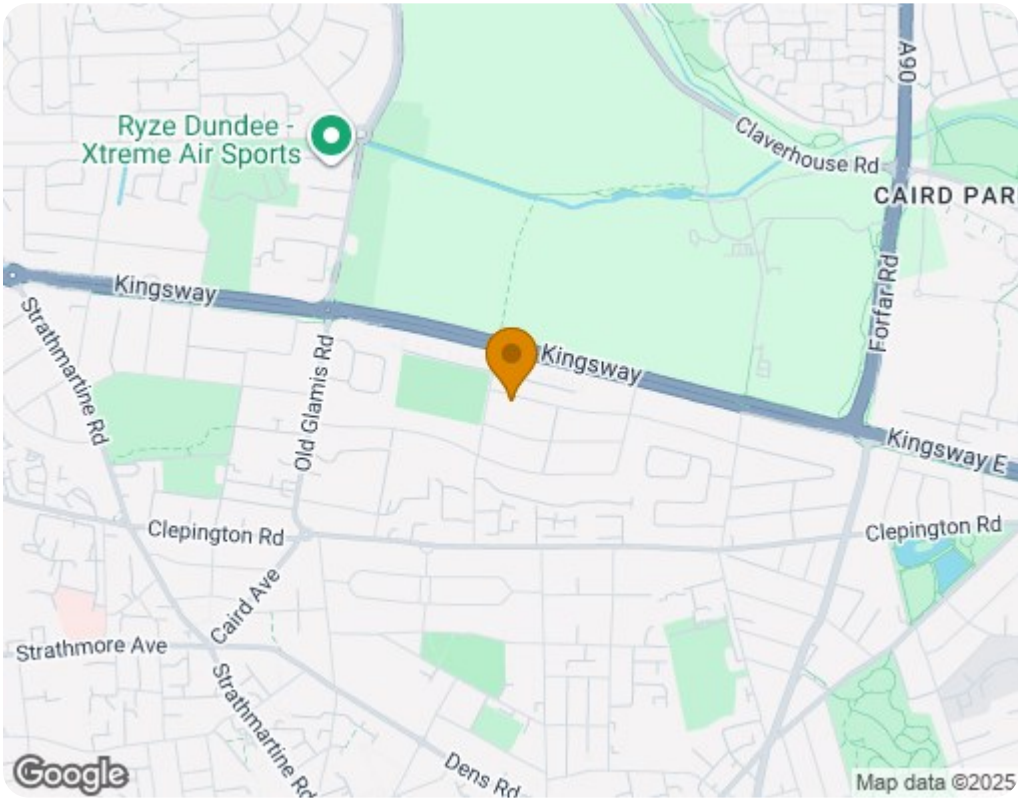
- Ground Floor Flat with Two Generous Bedrooms
- Stylish Shower Room
- Ideal For First Time Buyers, Investors Or Downsizers
- Bright Front Facing Lounge
- Private Front Garden & Communal Rear Garden
- Gas Central Heating & Double Glazing
- Modern Kitchen
- Ample On Street Parking
- Contact our mortgage team to discuss your options!



GROUND FLOOR



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.
Made with MemoPro ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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	74	78
(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		