

Simple Approach



**36A Kerrsview Terrace, Dundee
DD4 9BL**

Offers over £86,995

This well-positioned ground floor flat on Kerrsview Terrace, Dundee, offers comfortable and practical accommodation in a convenient location. The property comprises a bright lounge, a good sized kitchen, one bedroom and a bathroom with shower over bath facility. Further benefits include gas central heating and double glazing throughout. Externally, the property features a private driveway to the front, along with access to a communal rear garden. Ideally located for access to a range of local amenities, transport links and everyday conveniences, this property would make an excellent choice for a first-time buyer, single person or couple looking for a well-located home with the opportunity to put their own stamp on it.

lounge

15'1" x 11'5" (4.61 x 3.48)

kitchen

11'5" x 8'7" (3.49 x 2.64)

Bedroom

10'11" x 6'8" (3.33 x 2.05)

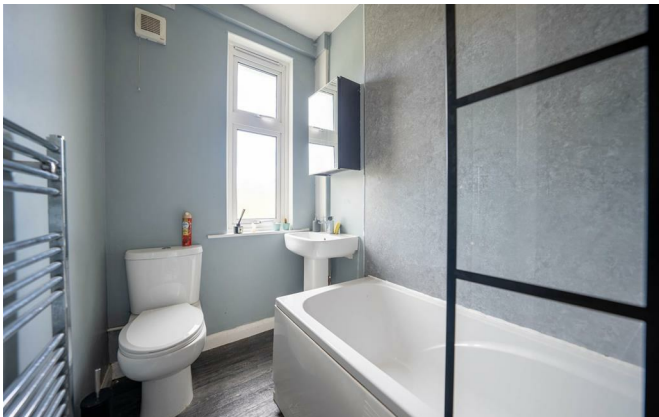
Bathroom

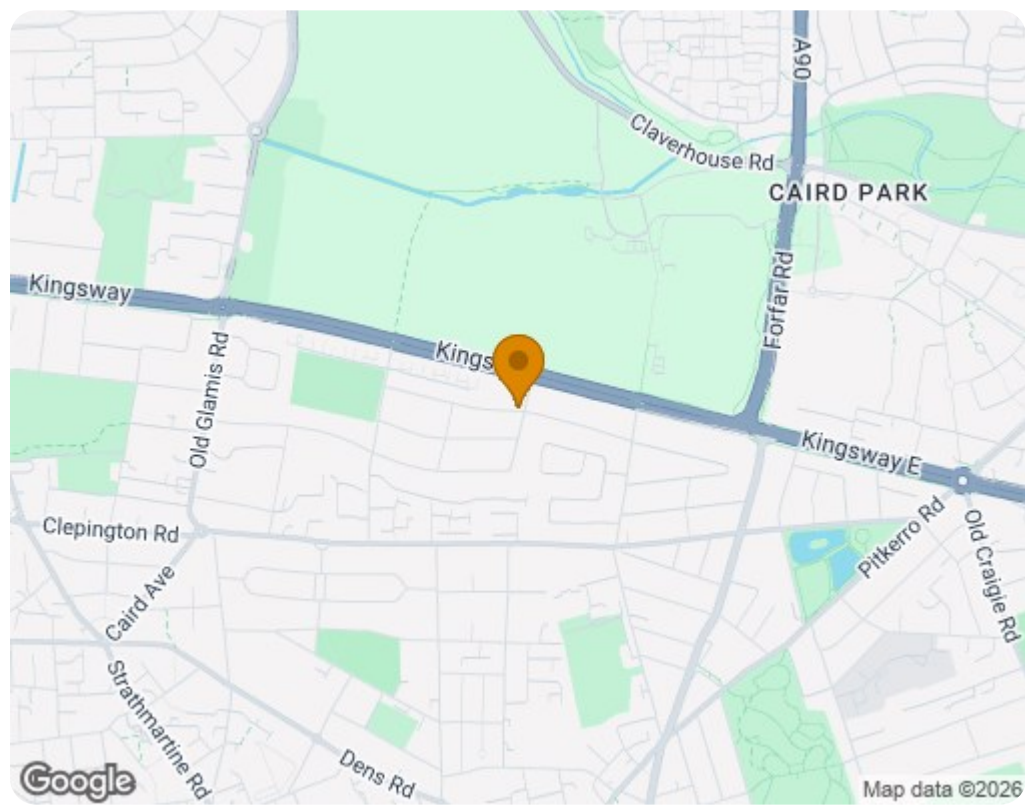
4'9" x 7'9" (1.47 x 2.38)





- Ground Floor Flat
- Good Sized Kitchen
- Gas Central Heating
- One Bedroom
- Private Driveway To The Front
- Double Glazing
- Bright Front Facing Lounge
- Communal Rear Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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		