

Simple Approach



**63A Forthill Road, Dundee
DD5 3DQ**

Offers over £144,995

Simple Approach are delighted to welcome this spacious ground floor flat on Foothill Road, Broughty Ferry to the residential sales market. Situated within one of Dundee's most sought-after locations, this property offers an excellent opportunity for a wide range of purchasers, including first-time buyers, couples and investors looking to acquire a home with fantastic potential.

The accommodation comprises a bright and generously proportioned lounge, a well-sized kitchen, two bedrooms and a shower room, all conveniently arranged on one level. While the property would benefit from a degree of cosmetic modernisation and upgrading, it presents an exciting opportunity for buyers to create a home tailored to their own tastes and requirements. Externally, the property enjoys private garden grounds to the front and side, offering excellent outdoor space rarely found with flats of this type. To the rear, residents can make use of a communal drying green. Ample on-street parking is available directly outside the property for added convenience.

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

Located in the heart of Broughty Ferry, the property is ideally positioned to take advantage of an excellent range of local amenities, including independent shops, cafés, restaurants, supermarkets, schools and excellent transport links. With its enviable location, and fantastic potential, this property is sure to appeal to a variety of buyers and early viewing is highly recommended.

Lounge

11'1" x 13'1" (3.38 x 4.01)

Kitchen

12'2" x 5'1" (3.72 x 1.55)

Shower Room

3'8" x 6'4" (1.12 x 1.95)

Bedroom One

6'11" x 14'1" (2.13 x 4.31)

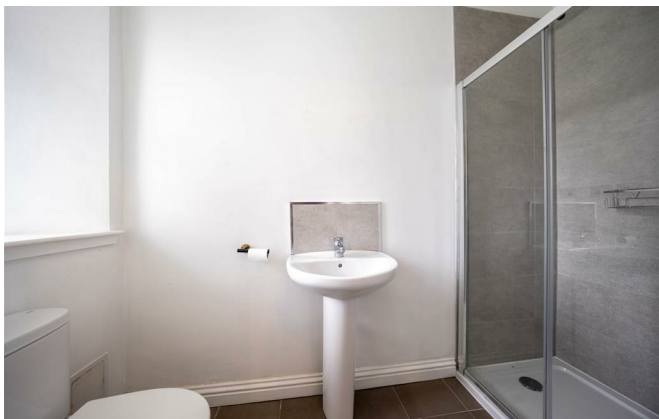
Bedroom Two

7'6" x 7'10" (2.29 x 2.41)

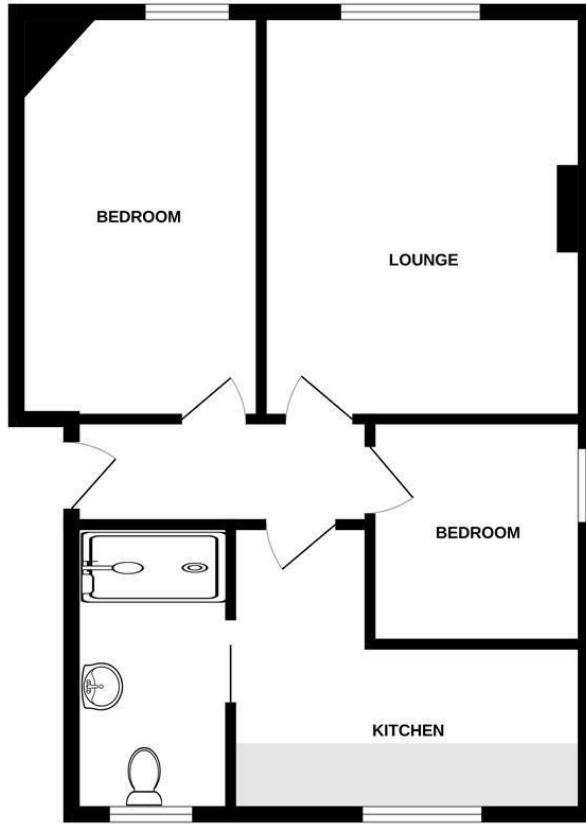




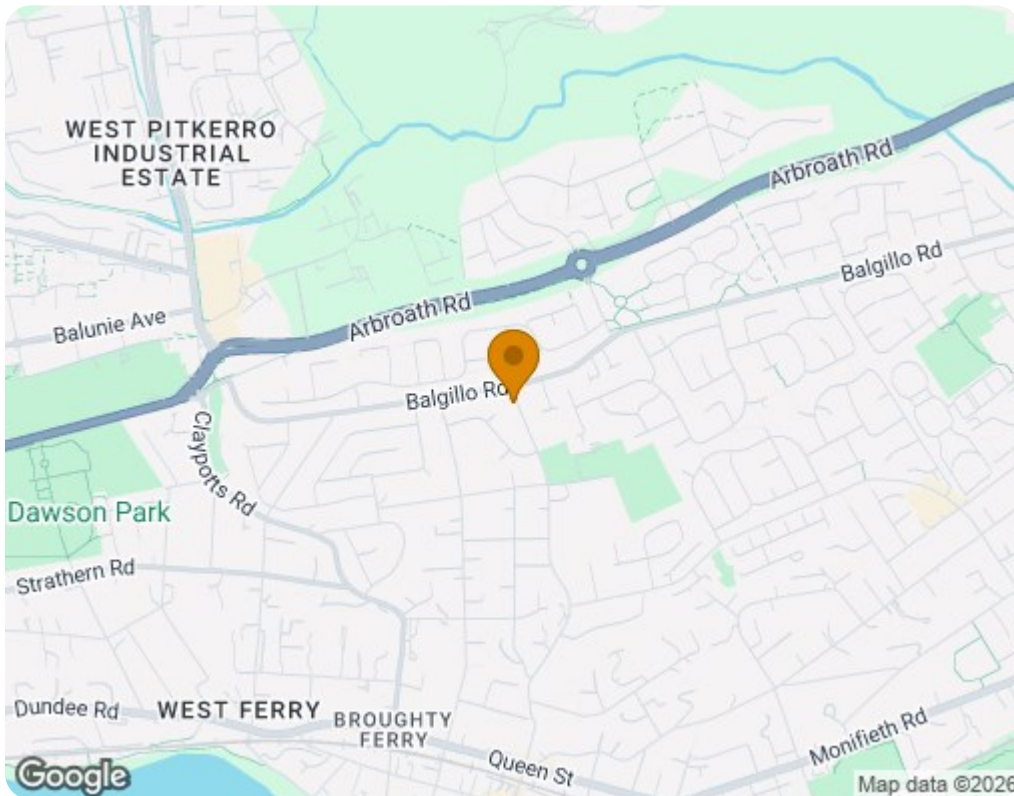
- Ground Floor Flat In Broughty Ferry
- Secure Entry System
- Communal Rear Drying Green & Outdoor Storage
- No Responsibility For Any Roof Works (Top Floor Flat Is Responsible)
- Two Bedrooms
- Ample On Street Parking
- Gas Central Heating With Recently Fitted Boiler
- Bright Front Facing Lounge
- Private Garden To The Front And Side
- Double Glazing




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