Simple Approach

Estate Agents

9E Colinton Place, Dundee
DD2 2BW

Offers over £79,950

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

9E Colinton Place, Dundee, DD2 2BW

Simple Approach are delighted to bring to the market this beautifully presented two-bedroom second floor flat, situated within the popular residential area of Colinton Place, Dundee. Offering bright, spacious and well-maintained accommodation throughout, this fantastic home is ideally suited to first-time buyers, professionals and investors.
The property comprises a generous lounge with attractive open views, a kitchen, two good-sized bedrooms and a shower room, all presented in good move-in condition. Further benefits include excellent storage throughout, electric heating, double glazing and ample on-street parking.
Conveniently located within easy reach of Dundee City Centre, local amenities, transport links and nearby schools, this is an excellent opportunity to purchase a stylish home in a highly desirable location. Early viewing is highly recommended to fully appreciate the quality, space and location this property has to offer.

*** Please note that some images have been AI-generated to demonstrate the property's potential when staged. They are for illustrative purposes only and may not accurately reflect the current appearance or room proportions. ***

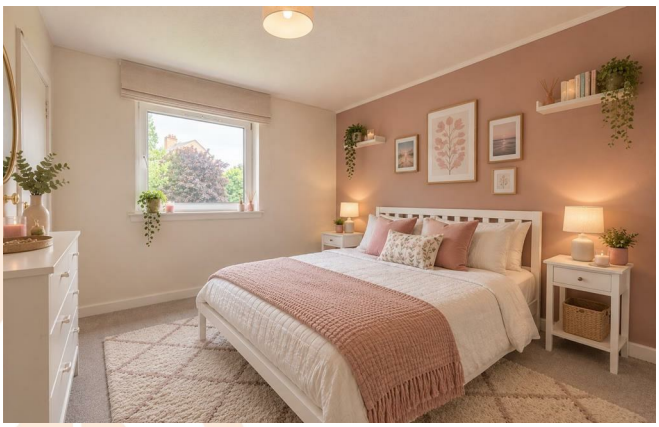
Lounge
15'6" x 11'7" (4.73 x 3.55)

Kitchen
12'0" x 6'4" (3.67 x 1.94)

Bedroom One
10'11" x 12'11" (3.33 x 3.96)

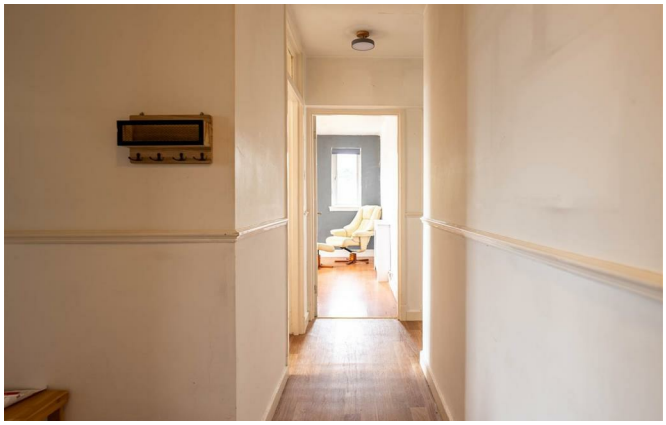
Bedroom Two
11'0" x 9'10" (3.36 x 3.01)

Shower Room
5'7" x 6'2" (1.71 x 1.88)



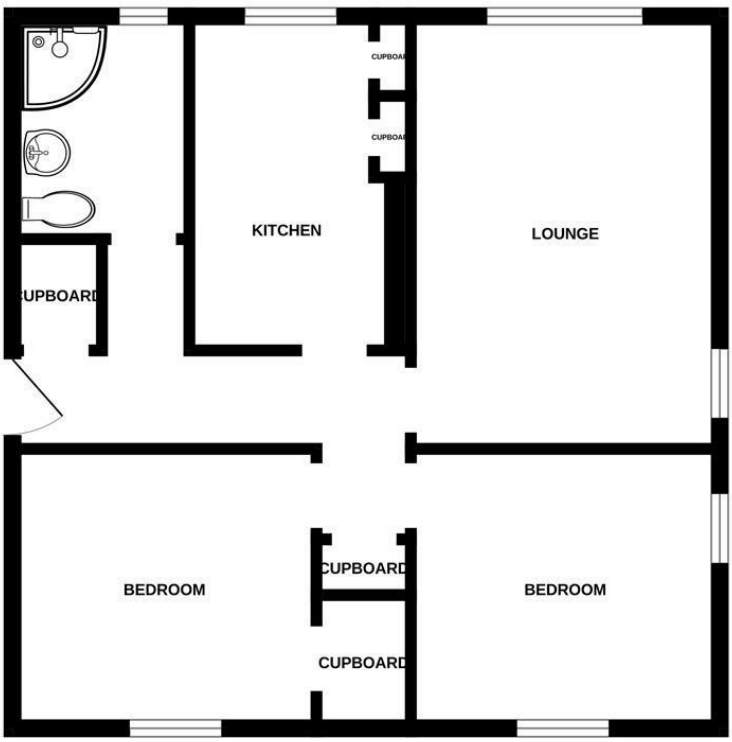
9E Colinton Place, Dundee, DD2 2BW

- Second Floor Flat
- Sought After Location
- Ample On Street Parking To The Front
- Two Bedrooms
- Electric Heating
- Ideal For First Time Buyers & Investors
- Bright & Spacious Lounge
- Double Glazing
- AI-generated staging has been used in some images to demonstrate the property's potential.

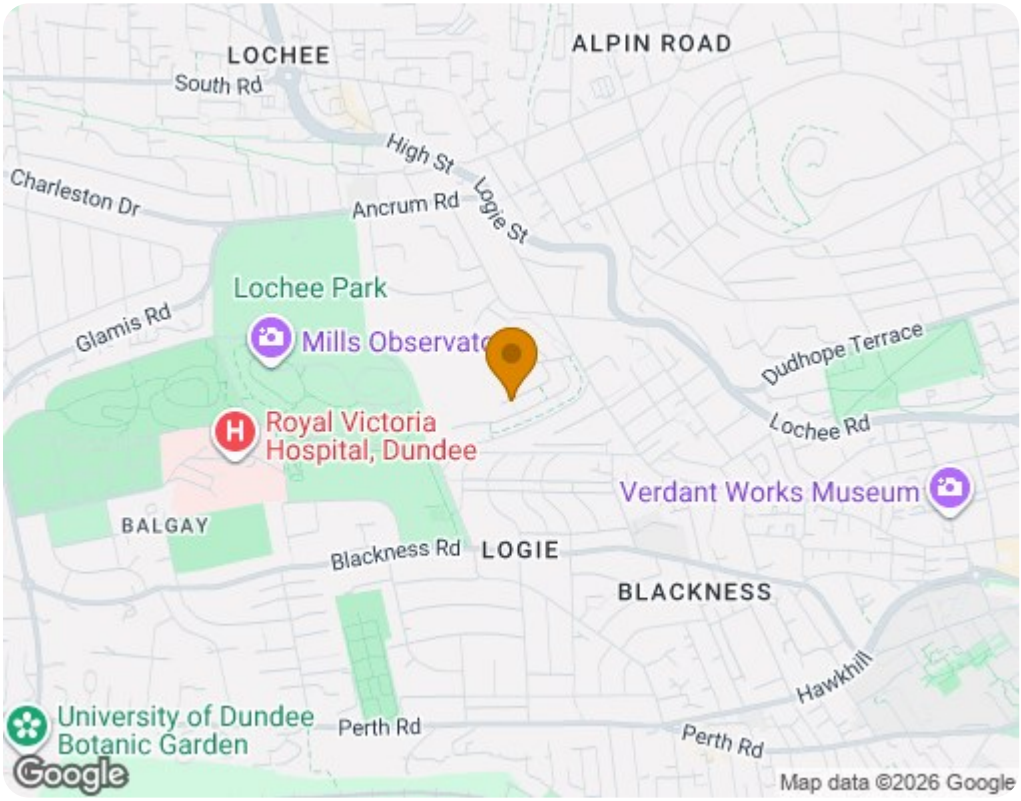


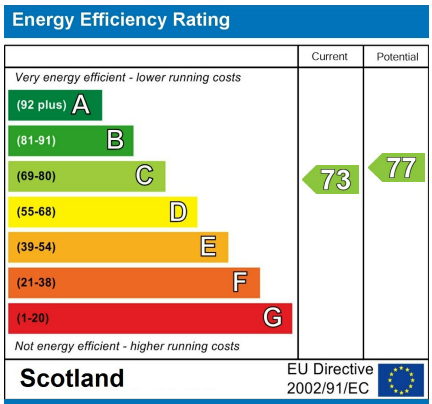
9E Colinton Place, Dundee, DD2 2BW

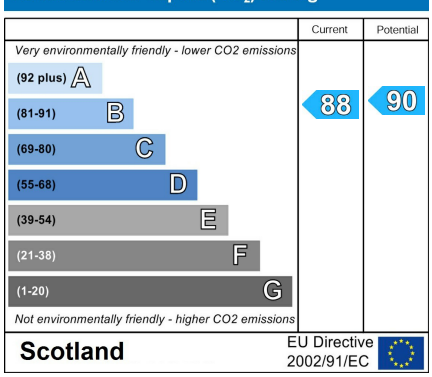
SECOND FLOOR



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 Metropix ©2026







13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk