

Simple Approach



19 Thornbank Street, Dundee  
DD4 6HT

Offers over £122,995

Simple Approach are delighted to welcome this bright and spacious first-floor flat on Thornbank Street, Dundee, to the residential sales market. Situated within a well-maintained block of just four flats, the property benefits from a secure entry system, a tidy communal close, and an allocated parking space.

Internally, the accommodation is presented in excellent move-in condition throughout and comprises a generous lounge with ample space for dining, a modern kitchen, two well-proportioned bedrooms both benefiting from fitted wardrobes, and a shower room. Large windows allow an abundance of natural light to flow throughout the property, creating a bright and welcoming atmosphere.

Practical benefits include electric panel heating, double glazing, and access to a well-kept communal rear drying green. Located in a popular residential area, the property is ideally positioned close to local amenities, transport links, and Dundee City Centre, making it an excellent choice for a wide range of buyers including first-time purchasers, downsizers, and investors.

Viewing is highly recommended to appreciate the generous accommodation, excellent condition and convenient location on offer.

**Lounge**

14'0" x 16'0" (4.28 x 4.89)

**Kitchen**

11'5" x 9'6" (3.49 x 2.90)

**Bedroom One**

11'8" x 9'6" (3.58 x 2.92)

**Bedroom Two**

8'10" x 10'9" (2.70 x 3.29)

**Shower Room**

5'5" x 6'9" (1.66 x 2.07)

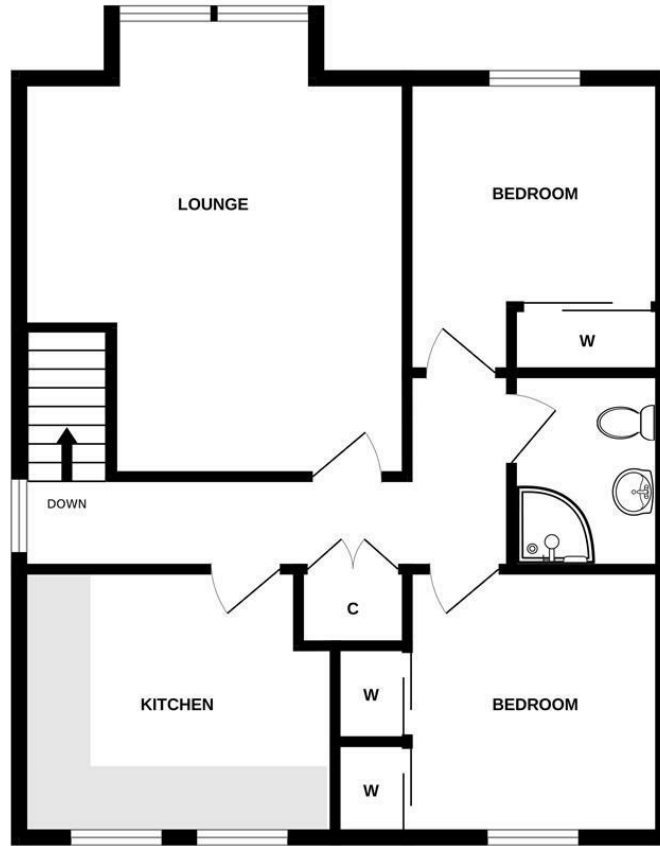




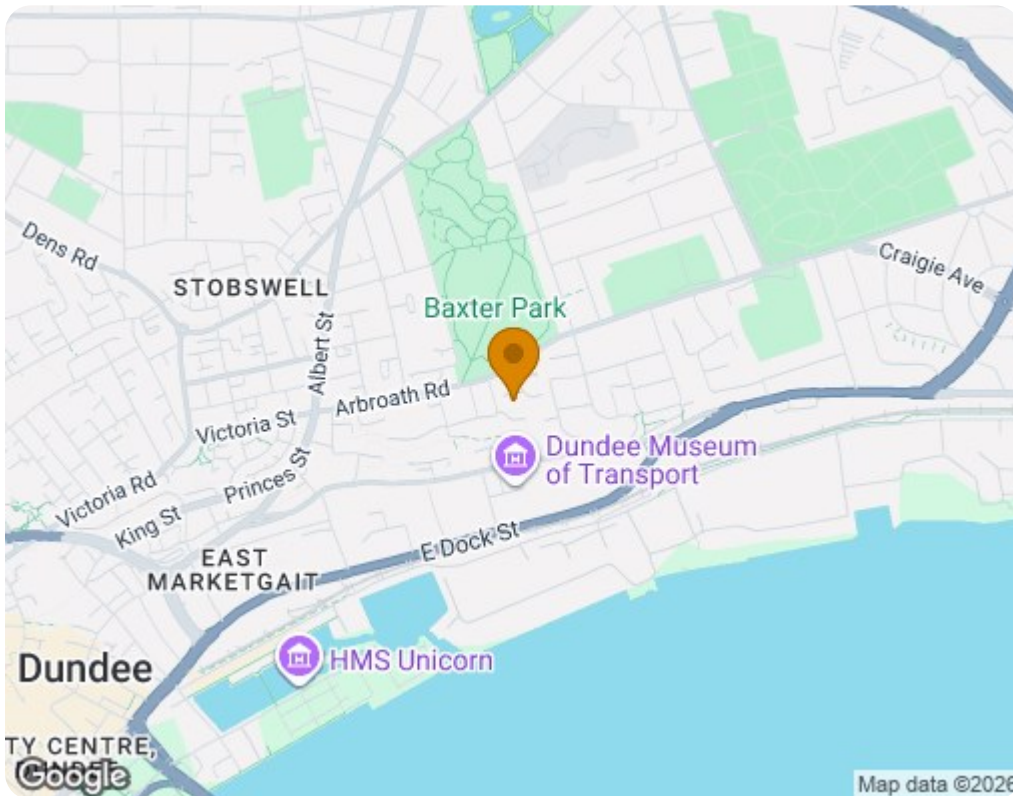
- Bright & Spacious First Floor Flat
- Well Maintained Block Of Four Flats
- Electric Panel Heating & Double Glazing
- Excellent Location Close To Amenities And Transport Links
- Two Generous Bedrooms
- Spacious Lounge With Space For Dining
- Allocated Parking Space
- Secure Entry System
- Modern Kitchen
- Move In Condition Throughout



FIRST 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 ©2025.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>	88	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

Scotland EU Directive 2002/91/EC