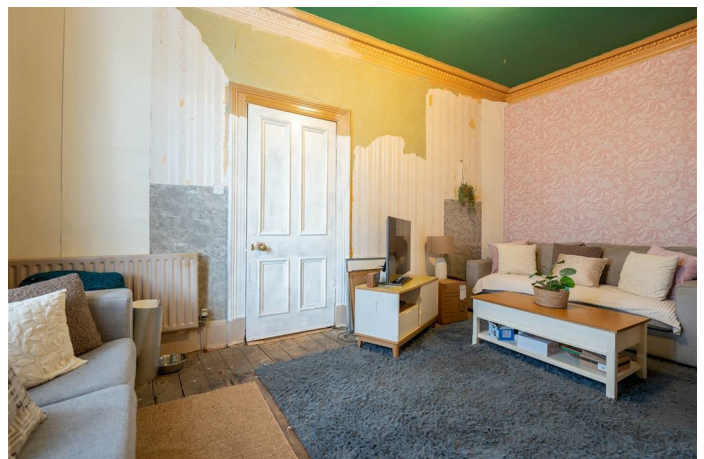
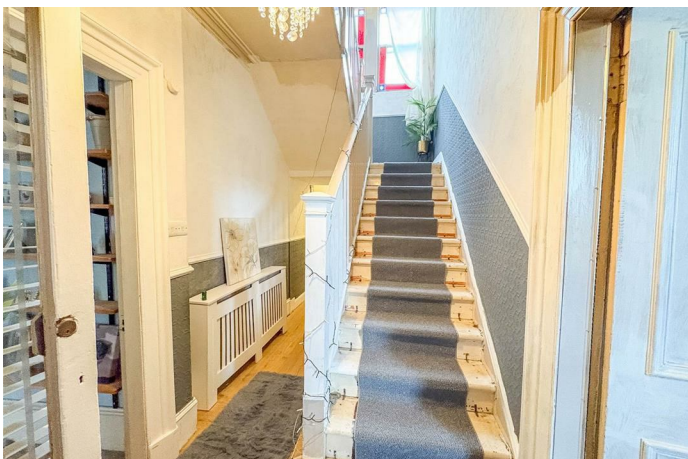


Simple Approach



Estate Agents



**15B Strathmartine Road, Dundee
DD3 7RL**

Offers over £95,000

*** CASH PURCHASE ONLY ***

Simple Approach are delighted to welcome to the market this mid-terraced house situated on Strathmartine Road, Dundee. While the property does require a degree of renovation and modernisation, as reflected within the Home Report, it offers an excellent opportunity for buyers looking to create a spacious and comfortable family home tailored to their own taste and requirements.

The property provides well-proportioned accommodation across two levels, beginning with a welcoming entrance hallway which leads through to the main living accommodation. The bright and inviting lounge provides a comfortable space for everyday living, while the separate sitting room offers further versatility and benefits from an attached dining area, making this an ideal space for family meals and entertaining guests. The property benefits from a sizeable kitchen, three generous bedrooms, offering plenty of room for a growing family, home office or guest accommodation. A family shower room completes the main interior, while the property also benefits from a useful basement area with a WC, providing valuable additional space.

Externally, the property further benefits from a private rear garden, offering outdoor space with the potential to create a pleasant area for relaxing and entertaining.

The location offers convenient access to a range of local amenities, schools, shops and transport links, making it a practical choice for families and a wide range of buyers. With gas central heating, generous accommodation, a private rear garden and useful basement space, this property represents an exciting opportunity for someone with vision to undertake the required improvements and transform it into a fantastic long-term family home. Properties offering this level of potential in a well-established location are sure to appeal to buyers looking for a project with the opportunity to add their own style and value.

Lounge
16'11" x 10'7" (5.18 x 3.23)

Bedroom Two
17'3" x 11'2" (5.26 x 3.42)

Sitting Room
10'2" x 12'4" (3.10 x 3.78)

Bedroom Three
6'9" x 7'3" (2.07 x 2.21)

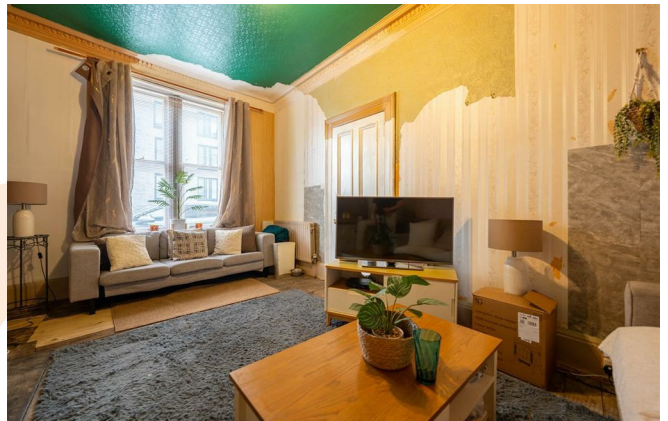
Dining Area
11'2" x 6'8" (3.41 x 2.05)

Basement
27'5" x 10'2" (8.38 x 3.10)

Kitchen
15'0" x 12'11" (4.58 x 3.95)

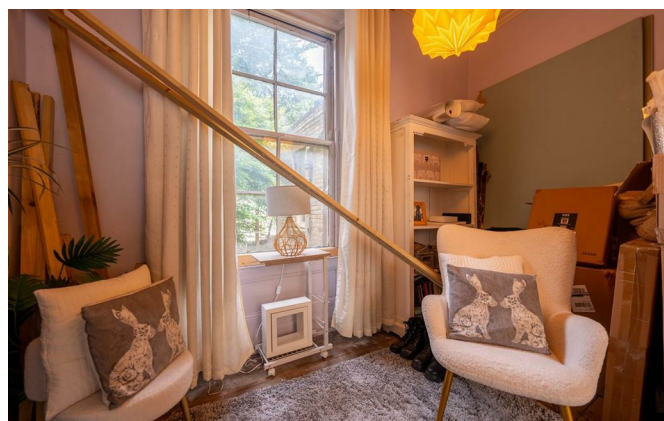
Downstairs Shower Room
7'8" x 6'4" (2.36 x 1.95)

Bedroom One
15'1" x 10'9" (4.60 x 3.29)

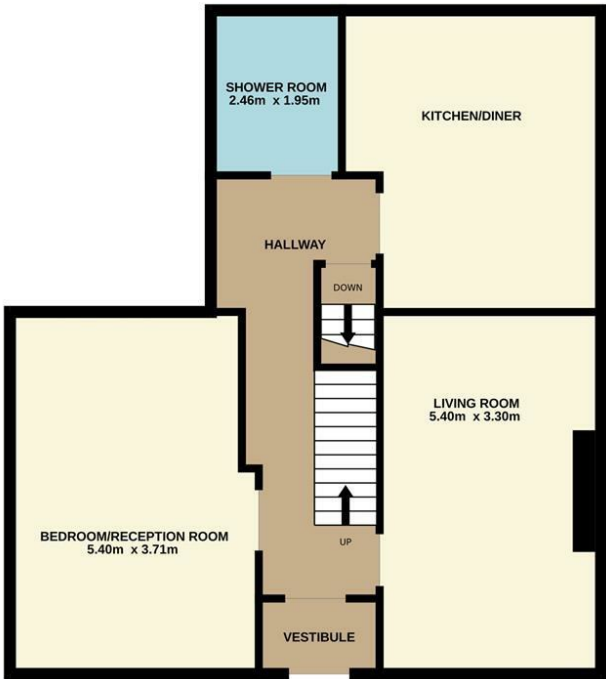




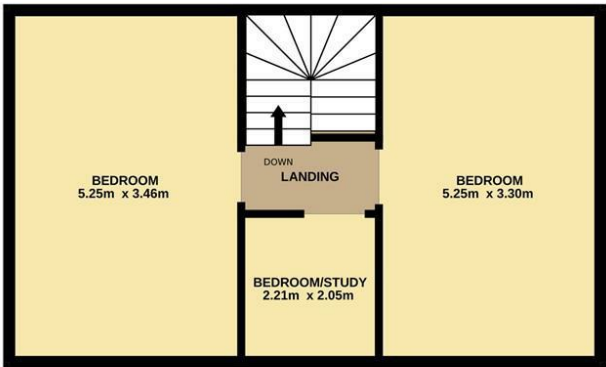
- Mid-Terraced House In A Sought-After Dundee Location
- Three Bedrooms
- Generous Lounge & Further Sitting Room
- CASH PURCHASE ONLY
- Requires Full Renovation, Upgrading & Modernisation Throughout
- Private Rear Garden
- Good Sized Kitchen
- Excellent Potential To Create A Fantastic Family Home
- Gas Central Heating
- Basement & WC



GROUND FLOOR
73.9 sq.m. approx.

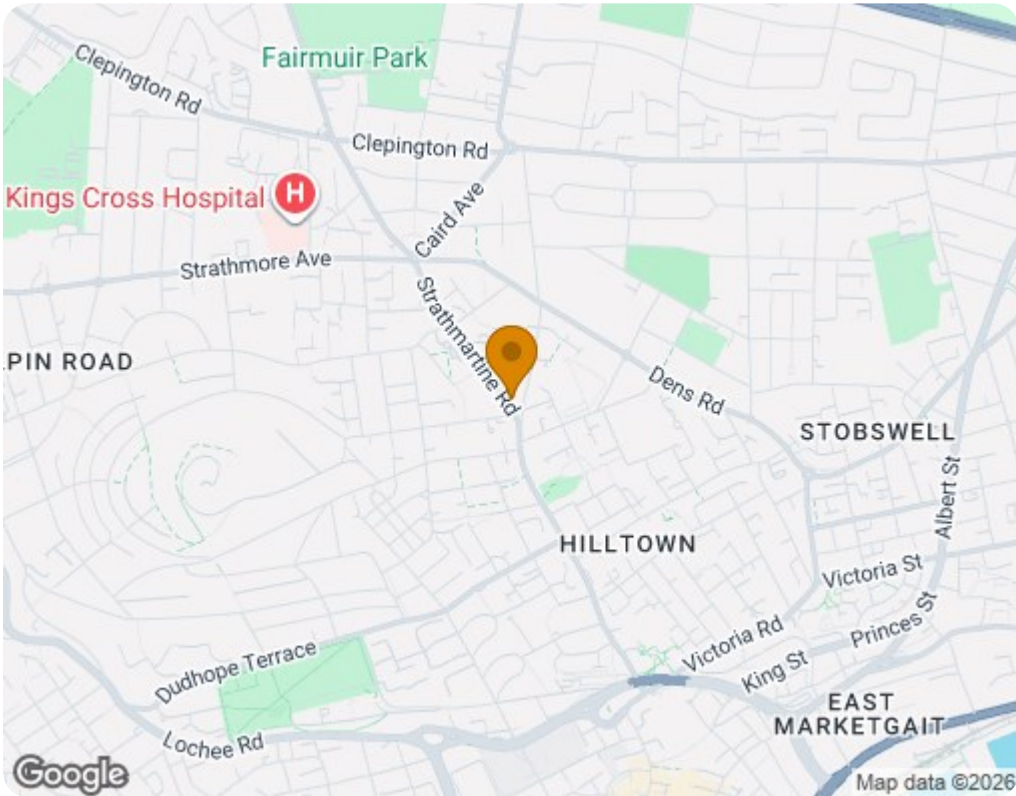


1ST FLOOR
47.6 sq.m. approx.



TOTAL FLOOR AREA : 121.5 sq.m. approx.

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		75
(55-68) D		
(39-54) E	53	
(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
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		