

Simple Approach



**152 Findhorn Street, Dundee
DD4 9PW**

Offers over £108,995

This spacious end-terraced house offers an excellent opportunity for those looking for a property with fantastic potential. Although requiring modernisation throughout, the generous proportions and good-sized plot provide an excellent blank canvas for creating a wonderful home.

The property comprises a bright front-facing lounge, a good-sized kitchen, two generous bedrooms, both benefiting from fitted wardrobes, and a shower room. The spacious layout offers plenty of scope for modernisation and personalisation to suit a range of buyers.

Externally, the property sits on a generous plot with private garden grounds to both the front and rear, providing excellent outdoor space. On-street parking is available to the front. Further benefits include gas central heating and double glazing.

Situated within a sought-after area of Dundee, the property is conveniently placed for a range of local amenities, schools and transport links. With its spacious accommodation, generous gardens and excellent potential, this is a fantastic opportunity for first-time buyers, families or investors looking for a property they can truly make their own.

Lounge

14'5" x 12'11" (4.40 x 3.96)

Kitchen

11'10" x 7'3" (3.63 x 2.21)

Utility Space

10'8" x 3'10" (3.27 x 1.17)

Bedroom One

11'5" x 13'0" (3.49 x 3.97)

Bedroom Two

10'0" x 9'8" (3.07 x 2.96)

Shower Room

6'5" x 5'8" (1.97 x 1.75)

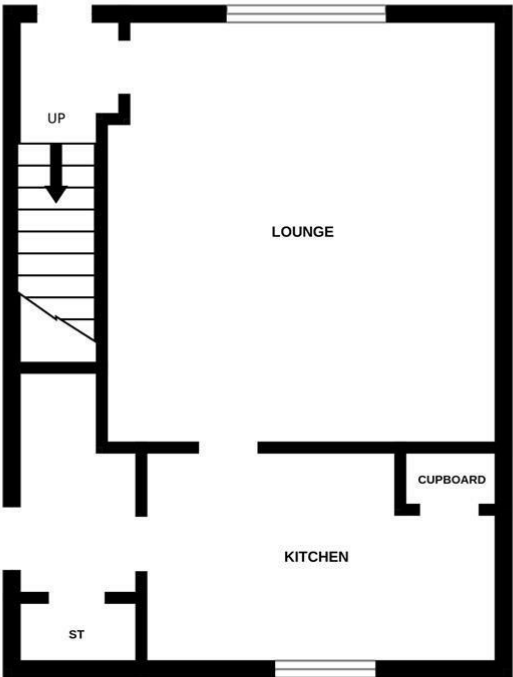




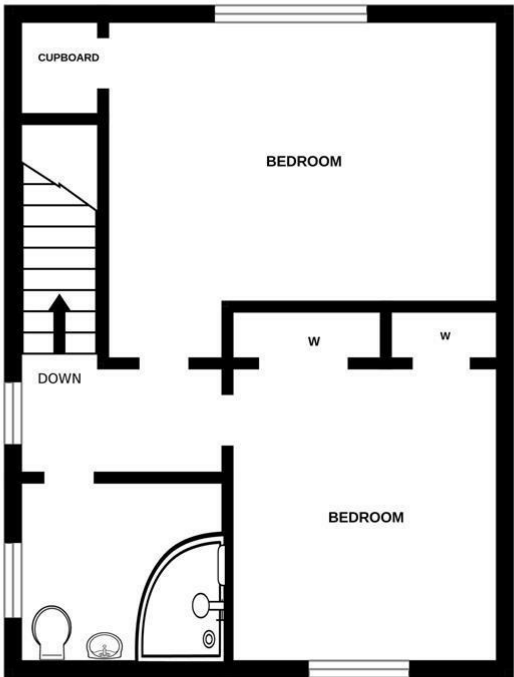
- End Terraced House
- Bright Front Facing Lounge
- Ample On Street Parking
- Two Generous Bedrooms
- Gas Central Heating
- Private Garden To The Front & Rear
- Sought After Location
- Double Glazing



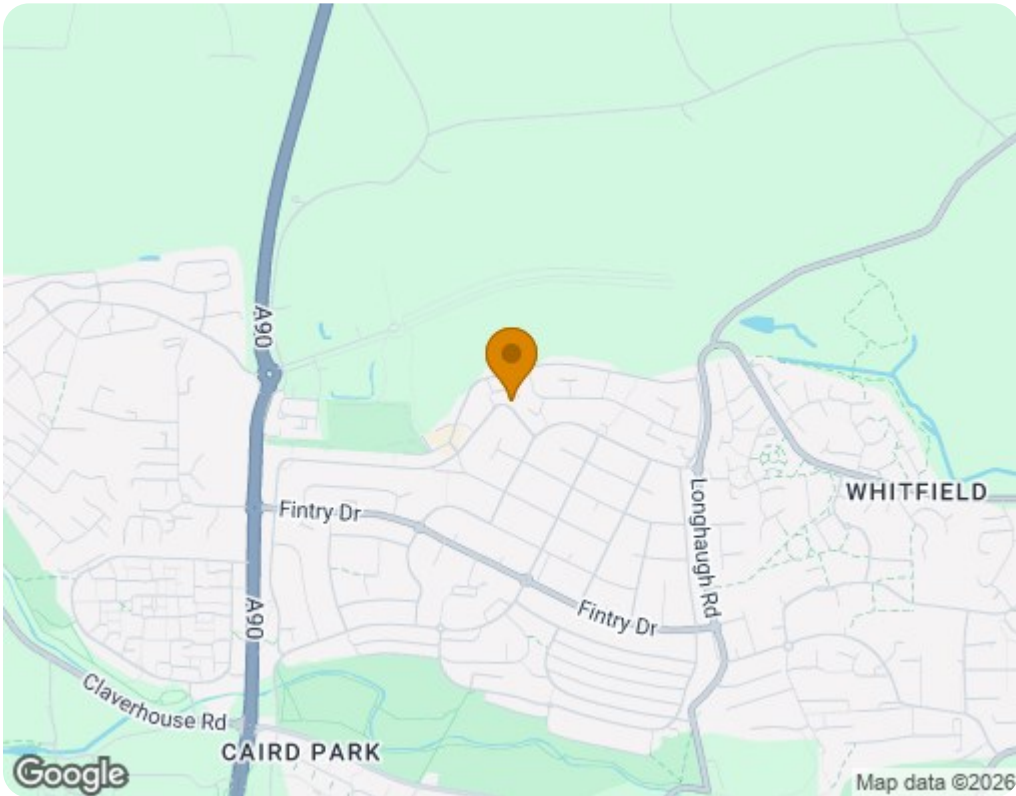
GROUND FLOOR



1ST 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	71	78
(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	72	75
(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		