

Simple Approach



Flat 36, High Mill Highmill Court, Dundee

DD2 1UN

Offers over £159,995

Simple Approach are pleased to welcome this very well presented maisonette flat to the residential sales market. Highmill Court is set within the heart of the ever desirable West End, benefiting from being within walking distance to a range of excellent local amenities found on the Perth Road such as cafes, restaurants, shops and supermarkets along with being a short distance away from Dundee City Centre. Highmill Court is also ideally placed for its quick access to Dundee University, Ninewells Hospital, Magdalen Green and the train station.

The property offers spacious accommodation set across two floors, comprising of; a welcoming entrance, an open plan kitchen / lounge with large windows allowing for plentiful natural light to flood the room, a bathroom and two bedrooms both with fitted storage space. The accommodation further benefits from double glazing throughout, electric heating system, secure entry system to the building, a lift which provides access to all floors and private parking. This lovely property is the ideal purchase for any first time buyer, small family or investor seeking a very well located property in great move in condition throughout.

Viewing is essential to appreciate the overall fantastic location and great move in condition on offer here at Highmill Court, Dundee. Contact Simple Approach on 01382 646133 to arrange a viewing.

Bathroom

7'10" x 5'6" (2.39 x 1.70)

Entrance Hallway

7'10" x 4'1" (2.39 x 1.26)

Lounge / Kitchen

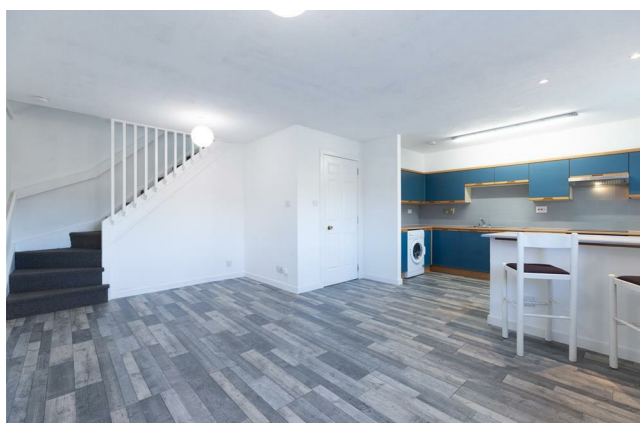
21'0" x 17'5" (6.42 x 5.31)

Bedroom

9'7" x 10'4" (2.94 x 3.17)

Bedroom

6'9" x 14'6" (2.07 x 4.44)

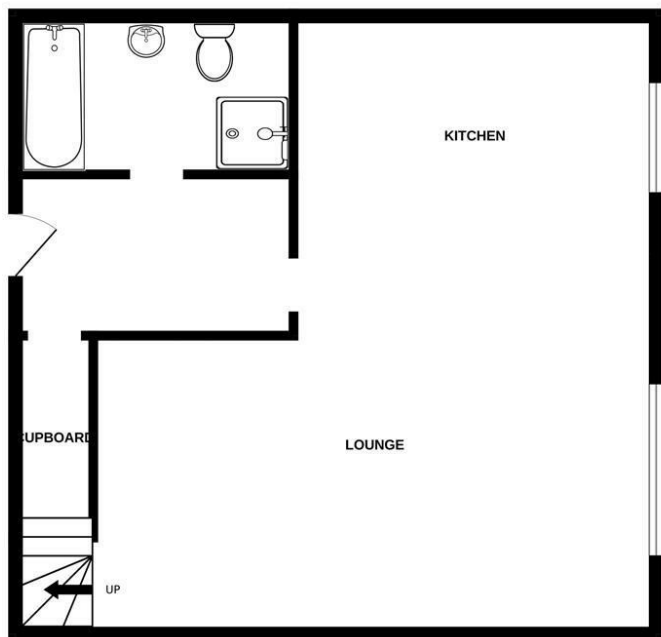




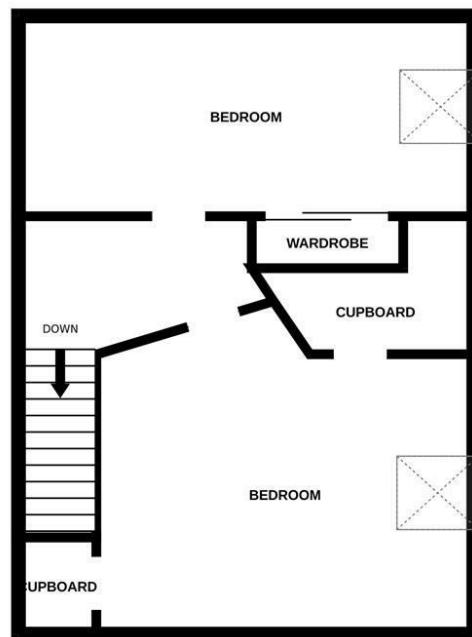
- Top Floor Maisonette Flat
- Open Plan Kitchen / Lounge
- Highly Sought After West End Location
- Well Presented Throughout
- Electric Heating System & Double Glazing
- Close To All Local Amenities
- Two Bedrooms With Built In Storage
- Private Parking
- Factoring Charges Range Between £150 and £200 Per Month



FOURTH FLOOR



ATTIC 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		73	76
(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		60	59
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	