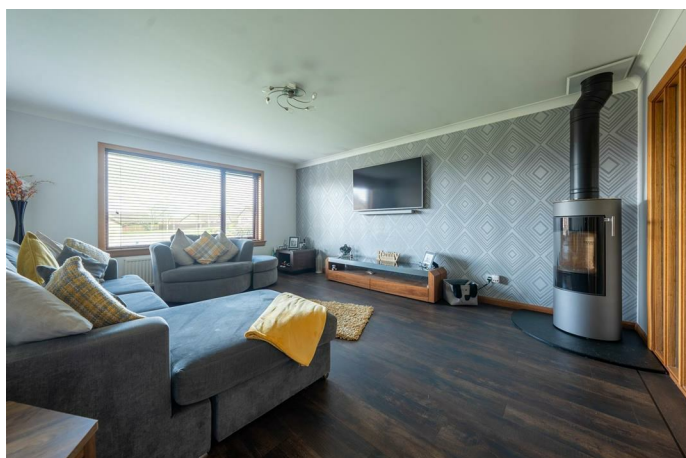


Simple Approach



**2 Ardestie Street, Dundee
DD5 4PR**

Offers over £295,995

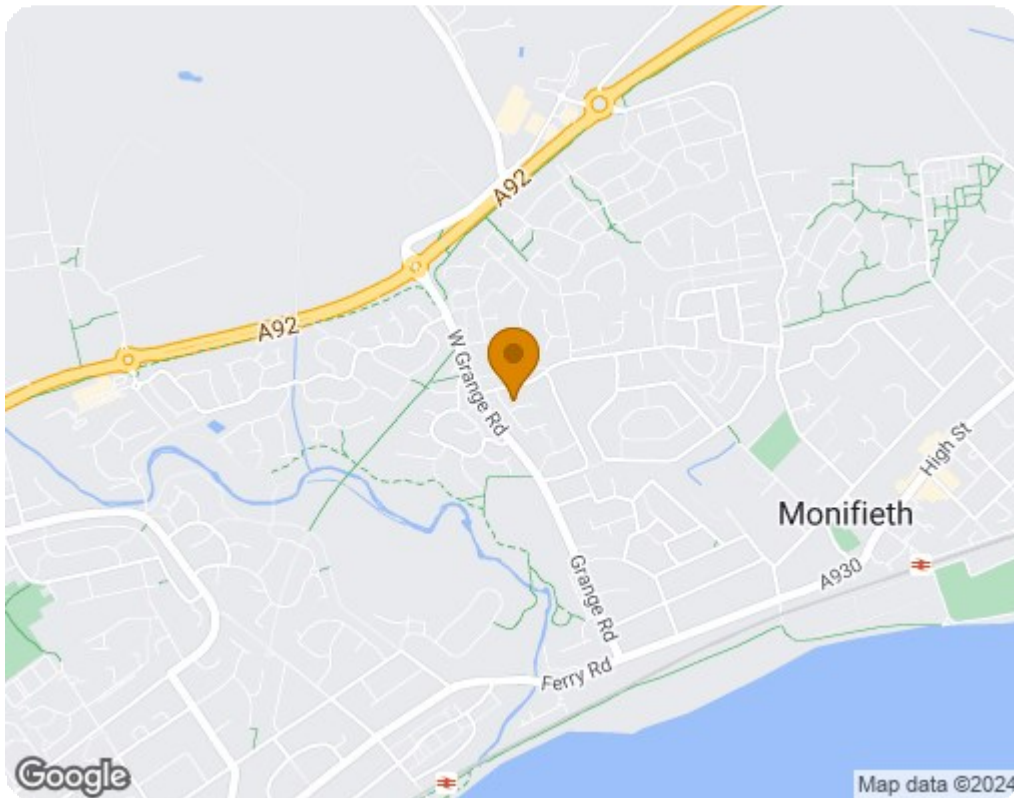
Simple Approach are delighted to welcome this immaculately presented, detached bungalow to the residential market. Set within the highly sought after location of Monifieth, Dundee this property could not be better situated for its proximity to all local amenities, further shopping found in Dundee just a short drive away as well as more local amenities found in the town itself. This elegant and spacious property is the perfect purchase for any buyer looking for a move-in condition home within a peaceful town location. This outstanding property comprises of a bright and welcoming lounge with ample space, a dining room, good sized modern fitted kitchen with adjoining utility room and WC. The property further enjoys three bedrooms and a family bathroom. Externally the property sits on the most stunning plot of land, benefiting from a large driveway suitable for multiple cars, a privately owned garage and spacious mature garden to the front and rear. The accommodation has overall been tastefully decorated in neutral tones throughout, buyers must view this property in order to appreciate the quality of home and location on offer.





- Well Presented Detached House
- Modern Fitted Kitchen
- Well Manicured Garden To Front & Rear
- Three Generous Bedrooms
- Wood Burning Stove
- Large Private Driveway & Garage
- Bright & Spacious Lounge
- Utility Room





| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | 72 | |
| (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 | | 83 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (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 |