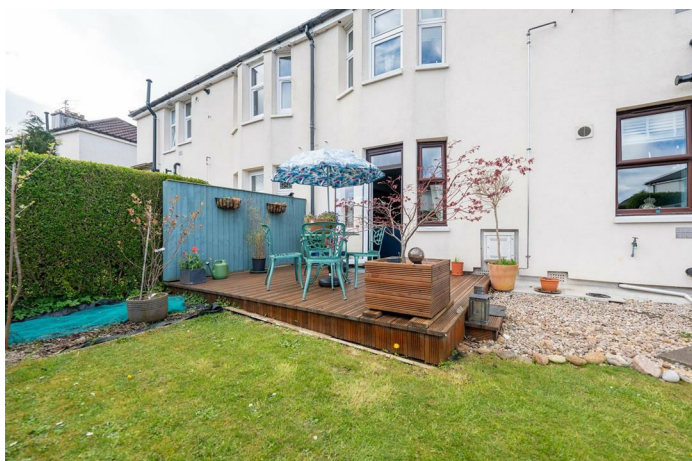


Simple Approach



105 Byron Crescent, Dundee  
DD3 6SS

Offers over £84,950

\*\*\* SUITABLE FOR CASH PURCHASERS ONLY \*\*\* Simple Approach are pleased to welcome this very well presented, ground floor flat on Byron Crescent to the Dundee residential sales market. Situated within a sought after location, this lovely property comes to the market in great move in condition throughout and offers spacious accommodation set across one accessible floor. Comprising of; a welcoming entrance hallway, a bright and spacious lounge with a patio door out to the partially decked, private garden, a stylish fitted kitchen, chic bathroom with free standing bath feature - this room could easily be changed into a second bedroom, a shower room and one generous bedroom.

This home is ideally placed to take advantage of all local conveniences found close by along with being a short distance away from Dundee City Centre. The property further benefits from gas central heating, double glazing, a lovely privately owned garden with a decking area and ample on street parking. Viewing is essential to appreciate the overall space and excellent location on offer.

**Lounge**

14'6" x 10'5" (4.42 x 3.20)

**Kitchen**

12'8" x 10'5" (3.87 x 3.19)

**Master Bedroom**

15'1" x 10'5" (4.62 x 3.20)

**Main Bathroom/Bedroom Two**

9'11" x 7'4" (3.03 x 2.26)

**Family Shower Room**

8'0" x 4'7" (2.46 x 1.42)

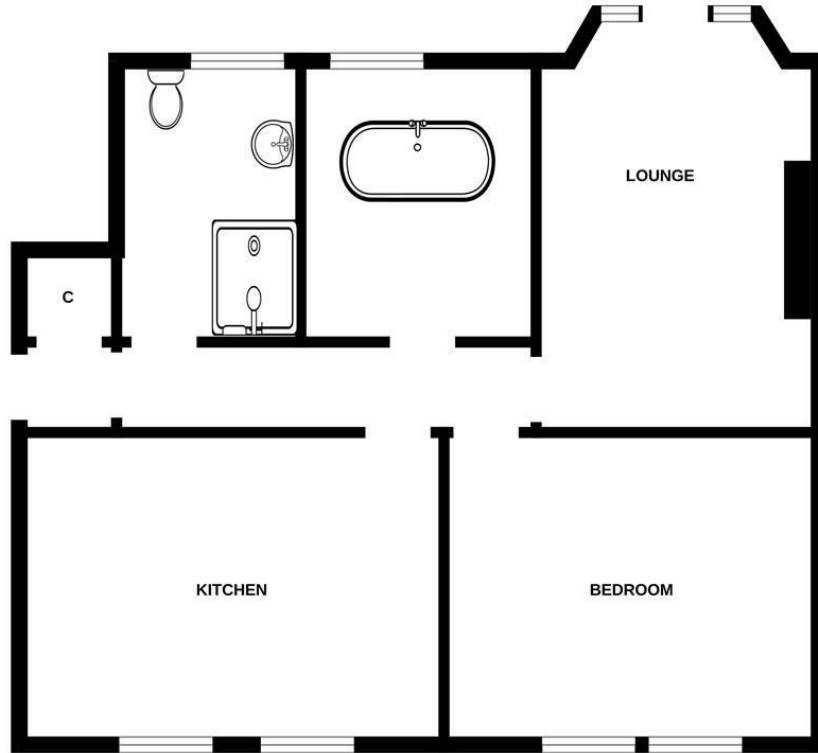




- \*\*\* SUITABLE FOR CASH PURCHASERS ONLY \*\*\*
- Private Well Manicured Garden & Communal Drying Green With A Private Shed
- Gas Central Heating & Double Glazing
- Very Well Presented Throughout
- Ground Floor Flat
- Bright & Spacious Lounge
- Ample On Street Parking
- One Generous Bedroom (Possibility Of Two)
- Stylish Fitted Kitchen
- Highly Sought After Location



GROUND 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) <b>A</b>			
(81-91) <b>B</b>		75	79
(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 energy efficient - higher running costs			
<b>Scotland</b>		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>		75	82
(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			
<b>Scotland</b>		EU Directive 2002/91/EC	