

Simple Approach



**25 Wallace Place, Dundee
Angus DD2 5EE**

Offers over £114,000

*****CLOSING DATE SET 12 NOON 22ND OCTOBER 2021*****

Simple Approach are delighted to welcome this house on Wallace Place to the residential market. This is a well presented two bedroom family home with spacious accommodation set across two floors. Comprising; a kitchen with ample room for free standing white goods, a bright and welcoming lounge with dining area, two double bedrooms with fitted storage and a bathroom. This house is located in the popular area of Longforgan, which is close to local amenities including nearby shops, primary school and a 10 minute drive to Dundee and 25 minute drive to Perth. This property is in a good location for bus routes to and from the City Centre of Dundee and for purchasers commuting to the neighbouring larger cities. Externally, this property provides an enclosed garden to the front and the rear. Wallace Place comes with electric central heating and double glazed windows. This house would be an ideal home for a wide range of buyers and viewing is highly recommended to appreciate the superb family home that is on offer.

Entrance Hallway

5'6" x 12'11" (1.68 x 3.94)

5'10" x 5'5" (1.79 x 1.67)

Lounge

10'0" x 12'5" (3.07 x 3.80)

Diningroom

7'2" x 9'11" (2.19 x 3.04)

Kitchen

10'5" x 6'3" (3.19 x 1.92)

Front Bedroom

8'11" x 16'0" (2.74 x 4.89)

Back Bedroom

13'4" x 9'5" (4.07 x 2.88)

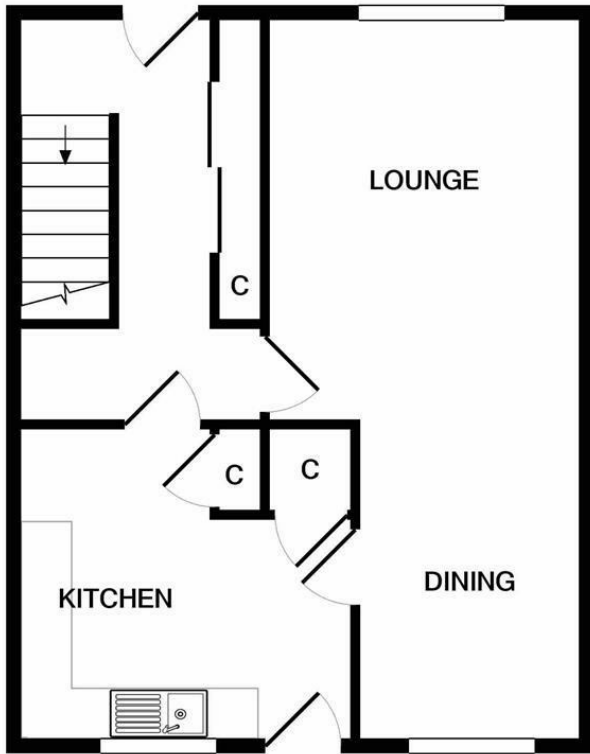
Bathroom



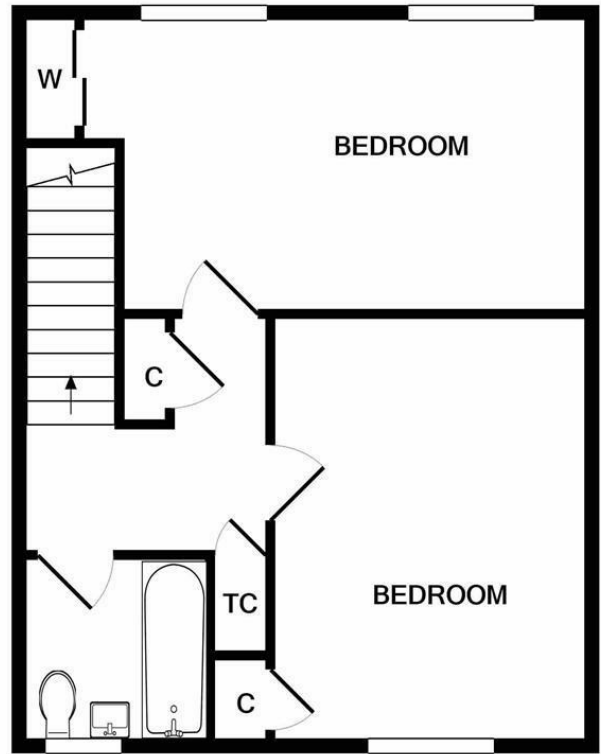


- Two Bed House
- Electric Heating And Double Glazing
- *****CLOSING DATE SET 12 NOON 22ND OCTOBER 2021*****
- Ideal For Buyers Who Commute to Perth Or Dundee
- On Street Parking
- Enclosed Front And Rear Garden
- Large Lounge With Adjoining Dinning Room





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	