



76/1 Albert Street, Dundee
DD4 6QH

Offers over £79,995

Simple Approach are delighted to welcome this stunning two bedroom apartment to the Dundee residential sales market. This beautifully presented property boasts sought-after features such as gas central heating, double glazing and on street parking. Set in a highly sought after area, this property is ideally placed to take advantage of nearby amenities including shops, supermarkets and all further shopping found in the city centre just a short distance away. Albert Street comes to the market in great move in condition throughout, comprising; a welcoming entrance hallway, bright and spacious lounge, a stylish modern fitted kitchen, two generous bedrooms and a fresh white bathroom. This property lends itself to a wide range of buyers including first time buyers or investors looking for a well located home in great condition, viewing is highly recommended to appreciate the overall package on offer here at Albert Street.

Kitchen

11'10" x 6'7" (3.63 x 2.03)

Lounge

12'5" x 13'5" (3.80 x 4.11)

Bedroom 1

12'4" x 11'8" (3.78 x 3.56)

Bedroom 2

11'11" x 10'9" (3.64 x 3.29)

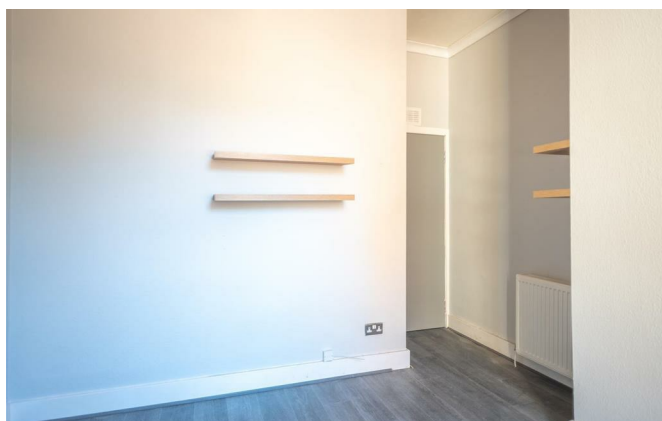
Bathroom

7'10" x 5'6" (2.40 x 1.69)

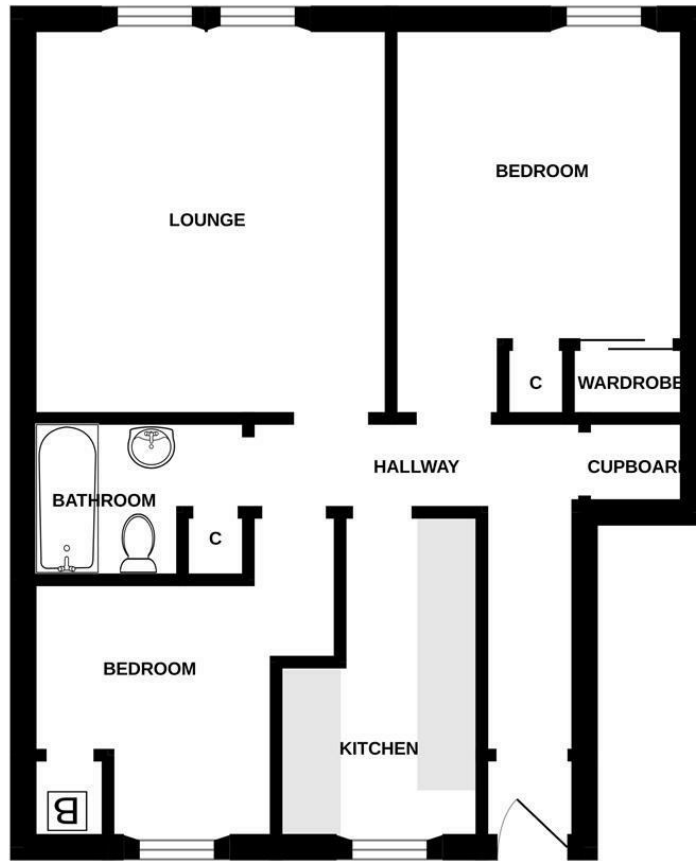




- Well Presented First Floor Flat
- Fresh White Bathroom
- Two Generous Bedrooms
- Gas Central Heating & Double Glazing
- Stylish Fitted Kitchen
- On Street Parking



FIRST 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	77
(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		73	77
(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	