

Simple Approach



11 Kinghorne Walk, Dundee
DD3 6NU

Offers over £115,995

Simple Approach are pleased to welcome this spacious maisonette flat on Kinghorne Walk to the Dundee residential sales market. Situated within a highly sought after location, this lovely property benefits from being close to all local amenities along with being just a short distance away from Dundee City Centre.

This well presented accommodation offers a great amount of living space set across two floors, comprising of; a welcoming entrance hallway, a bright and spacious lounge with a balcony with stunning, picturesque views over to the River Tay, good sized kitchen, three generous bedrooms with a master ensuite and a further family bathroom.

Kinghorne Walk further benefits from modern comforts such as an electric heating system, double glazed windows throughout, ample parking available and a secure entry system to the building.

This lovely property lends itself to a wide range of buyers including; first time buyers, families, property investors or mature couples seeking a well located home in good move in condition throughout. Viewing is essential to appreciate the overall space, excellent location and attractive views on offer here at Kinghorne Walk.

Lounge
13'5" x 15'4" (4.09 x 4.68)

6'11" x 6'3" (2.11 x 1.93)

Kitchen
9'4" x 7'8" (2.85 x 2.35)

Bedroom
10'9" x 10'8" (3.30 x 3.26)

Bathroom
6'0" x 6'3" (1.85 x 1.91)

Bedroom
12'6" x 11'5" (3.83 x 3.48)

Master Bedroom
15'3" x 9'10" (4.66 x 3.02)

Ensuite

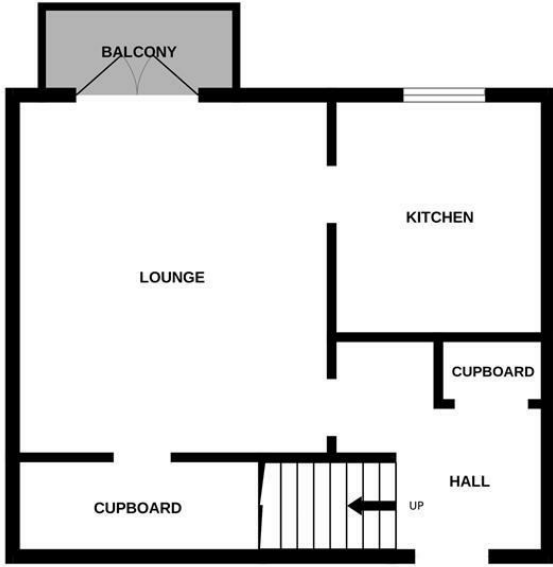




- Maisonette Flat
- Three Generous Bedrooms (Master Ensuite)
- Picturesque Views
- Bright & Spacious Lounge With A Balcony
- Electric Heating System & Double Glazing
- Well Presented Throughout
- Highly Sought After Location
- Ample Parking



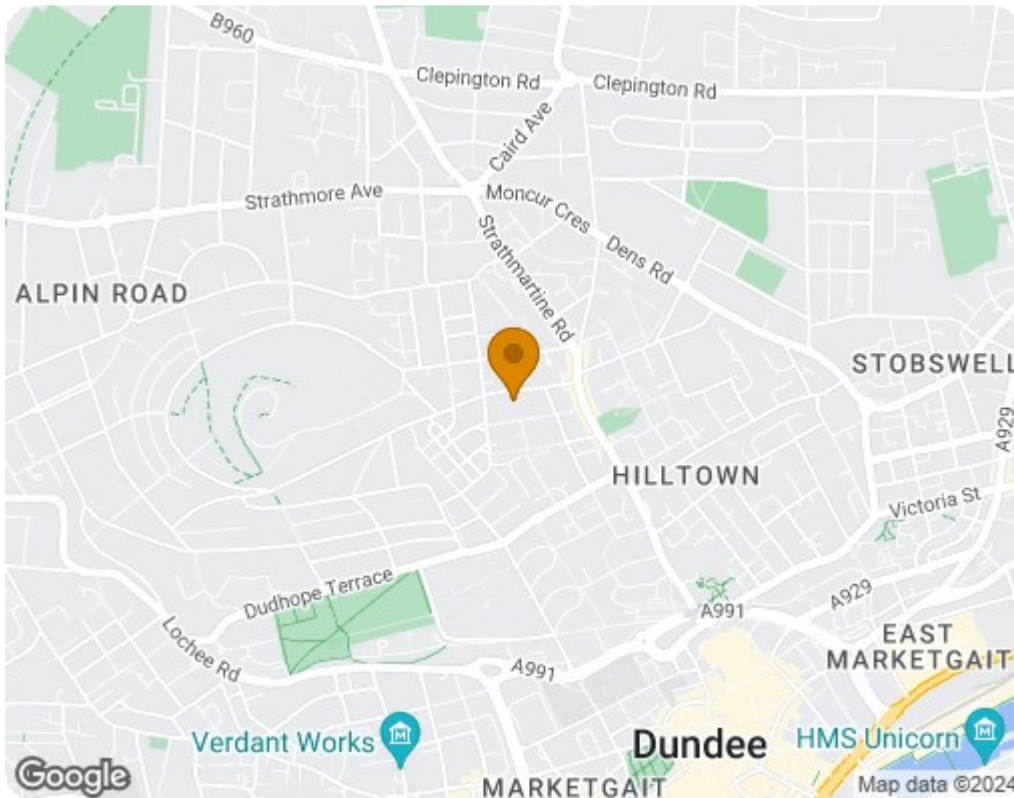
SECOND FLOOR



THIRD 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			75
(81-91) B			
(69-80) C			
(55-68) D		57	
(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			58
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	