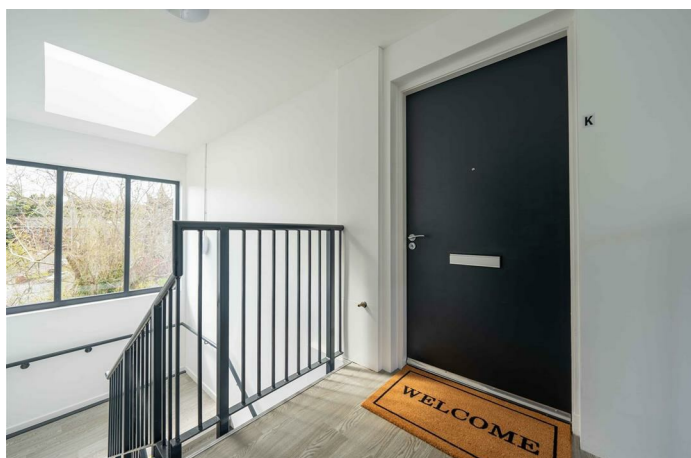


Simple Approach



14K Rankine Street, Dundee
DD3 6DZ

Offers over £149,995

Set within an ever desirable location this immaculately presented, upper floor apartment on Rankine Street comes to the market in excellent move in condition throughout. Rankine Street is ideally placed to take advantage of all local amenities along with being just a short distance away from Dundee City Centre.

The accommodation is generous and offers spacious, well proportioned rooms throughout. Comprising a welcoming entrance hallway, a bright open plan lounge / modern fitted kitchen with Bluetooth speakers integrated into the cabinets, two generous bedrooms both of which have fitted wardrobes and a chic bathroom with shower over bath facility. The property enjoys tasteful interior throughout and benefits from sought after features such as gas central heating, double glazing, residential parking and picturesque views over the church outside the kitchen window. There is a well maintained communal garden to the rear of the property, a private shed and a shared storage cupboard in the entryway.

Rankine Street lends itself to a wide range of buyers including first time buyers, couples or small families looking for a very well located property with modern, stylish interior throughout. Viewing is essential to appreciate the fantastic home on offer.

Lounge / Kitchen

23'4" x 13'10" (7.13 x 4.22)

Bedroom One

12'1" x 10'3" (3.69 x 3.13)

Bedroom Two

10'11" x 9'6" (3.34 x 2.92)

Bathroom

6'3" x 6'10" (1.91 x 2.10)

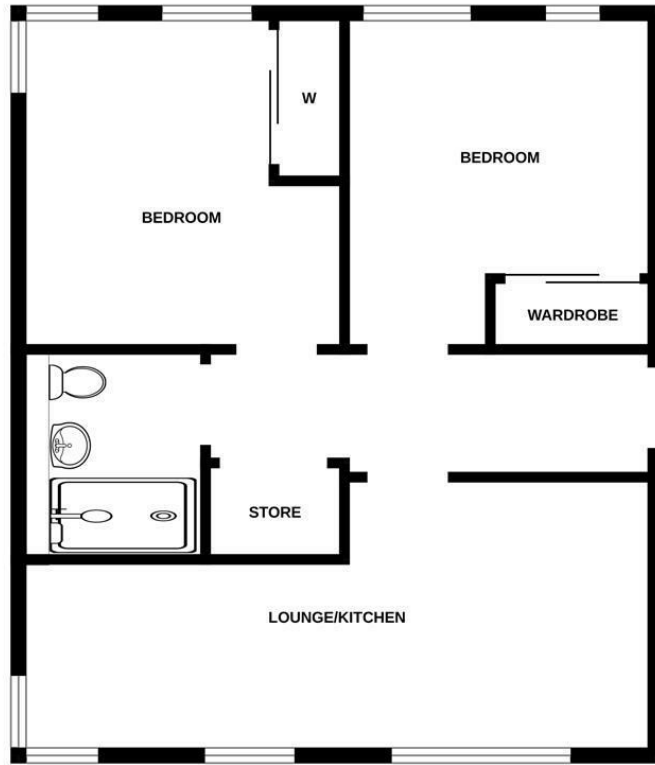




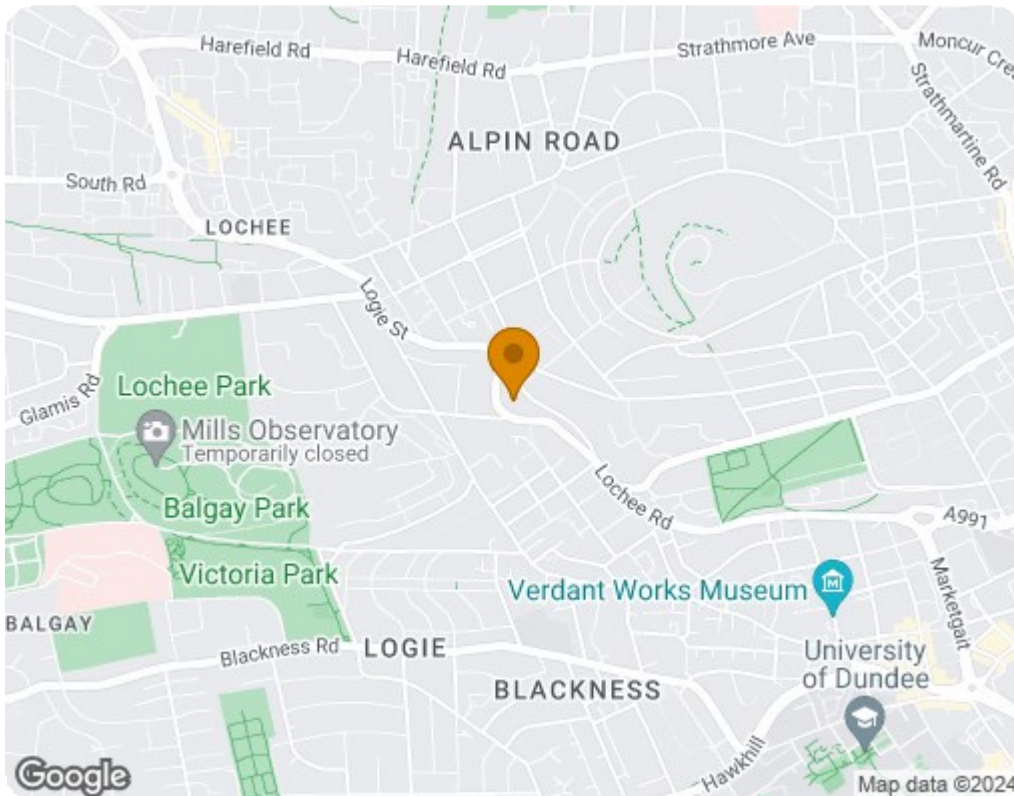
- Upper Floor Apartment
- Bright & Spacious Open Plan Lounge / Stylish Kitchen
- Private Residential Parking
- Private Shed & Shared Storage Cupboard
- Two Bedrooms With Fitted Wardrobes
- Chic Bathroom
- Highly Sought After Location
- Contemporary Interior Throughout
- Gas Central Heating & Double Glazing
- Well Maintained Communal Garden



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. Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(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		90	90
(81-91) B			
(69-80) C			
(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	