



**Premier
Properties**
Perth



80 Earn Crescent, Dundee, DD2 4BQ

Offers Over £82,500

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Presented in immaculate condition, this home features spacious accommodation throughout offering a good sized, bright living room, brand new modern kitchen with washing machine and integrated appliances. Two sizeable double bedrooms and the new shower room featuring modern spotlights completes the home.

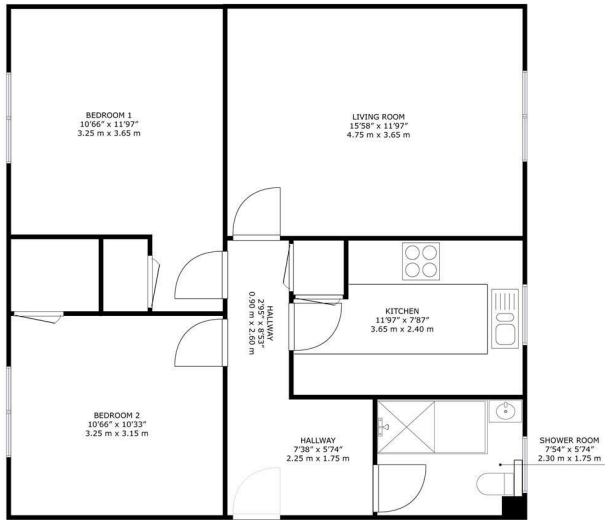
With new carpets and flooring in the bathroom and kitchen, viewing is highly recommended to fully appreciate what this property has to offer.

Benefitting from a new boiler & double glazing, warmth & comfort is assured.

Externally, communal garden grounds surround the property with residents permit parking and visitor spaces available. There is also a cellar on the landing, ideal for extra storage space.

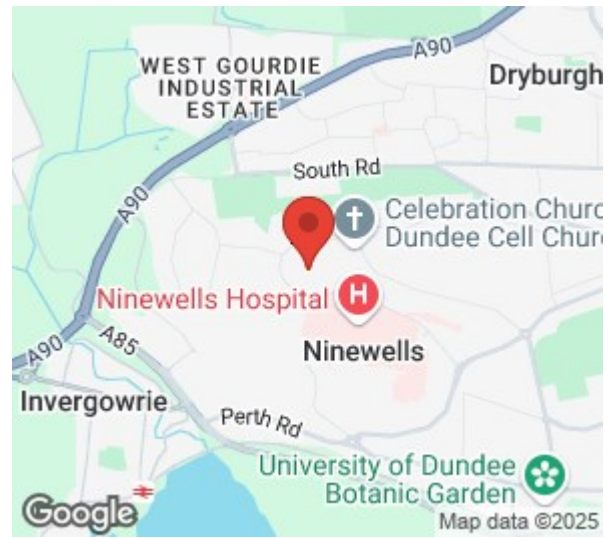
- 2 bedrooms
- Buy to let opportunity
- Double glazing
- Gas central heating
- Great first time buy
- Move in condition



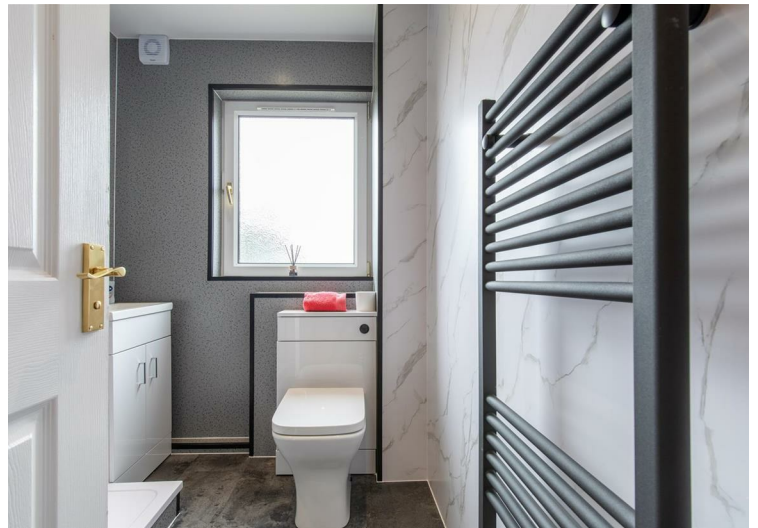


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GROSS INTERNAL AREA
TOTAL: 629 sq.ft, 58.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



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