



**CB**

**20 WAVERLEY TERRACE, DUNDEE, DD4 6LH**  
**OFFERS OVER: £120,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER

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[www.campbellboath.com](http://www.campbellboath.com)

# Accommodation Comprises: Entrance Hall, Lounge, Dining Room/Kitchen, Two Bedrooms, Shower Room and Gardens.

This well presented MAIN DOOR TWO BEDROOM GARDEN APARTMENT is situated in a much sought after residential area. The property is close to all local amenities including Schools, Shops and a main bus route. Benefits include gas central heating and double glazing. Early internal viewing is highly recommended.

## ENTRANCE HALL:-

A double glazed door gives access to the reception hallway where there is a built-in cloak room cupboard. Laminate flooring. Radiator.

## LOUNGE:-

Approximately 15'7" x 11'8". The lounge is a well presented room with bay style double glazed windows offering a bright southerly outlook with views towards the front garden. There is a feature fire place with tiled insert. Laminate flooring. Two Radiators.

## DINING/KITCHEN:-

Approximately 9'8" x 9'8". With a range of base and wall mounted storage cupboards having contrasting work surfaces and ceramic tile splash back. Integrated appliances include an electric oven and hob with extractor hood above. The stainless-steel sink has plumbing connections for a washing machine. The double glazed window offers a pleasant outlook towards the rear. There is ample space for all other white metre appliances. Worcester combi coiler. Floor tiles.

## BEDROOM 1:-

Approximately 13'5" x 11'8". This good sized double bedroom has a double glazed window offering a pleasant southerly outlook with views towards the front garden. There is a built-in wardrobe offering hanging space. Radiator.

## BEDROOM 2:-

Approximately 12'8" x 9'8". Another good sized double bedroom with a double glazed window offers an outlook with views towards the rear. There is a shelved storage cupboard. Radiator.



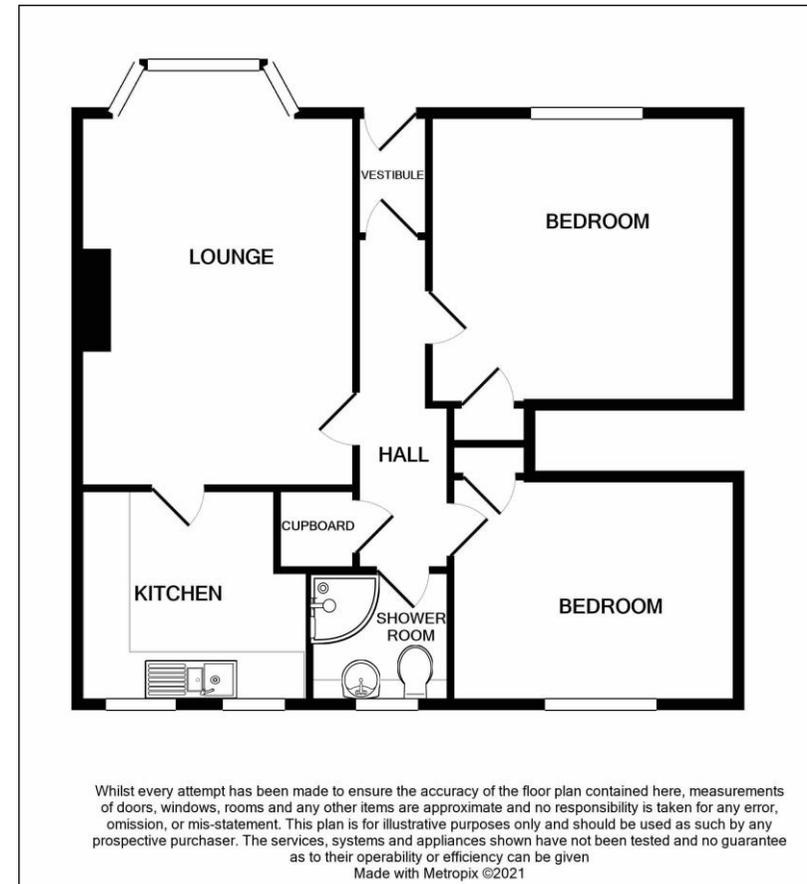


### SHOWER ROOM :-

Recently refurbished and comprising a white three-piece suite built-in W.C., vanity wash hand basin with utility cupboards below and display shelving. The corner shower enclosure has an electric Triton shower. Attractive wet wall splash back and areas of ceramic wall tiling. Vinyl flooring. Central heated towel rail.

### EXTERNAL:-

The front garden is mainly laid with grass and shrubs. There is a private rear garden and a communal drying green.



**Owner:** Clients of Campbell Boath

**Viewing:** Telephone Campbell Boath Solicitors on 01382 202060  
or **Email:** [property@campbellboath.com](mailto:property@campbellboath.com)

**Office Opening Hours:** Monday - Friday 9am - 5pm

*N.B: It should be noted that there is a home report available on this property.  
Please contact solicitor.*

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For more details regarding this property and many other properties visit our website at [www.campbellboath.com](http://www.campbellboath.com) or telephone our office on 01382 202060.

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All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.