

Blackadders



2 Roxburgh Terrace,  
Dundee, DD2 1NZ

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Offers Over  
£150,000



This is a converted ground-floor flat (with basement) forming part of a two-storey and attic divided villa. The subjects (circa 1890) are particularly well sited within a much sought-after and popular residential area lying to the west of the city. The subjects are in need of modernisation and renovation.

The accommodation comprises: ground floor entrance vestibule, hallway, lounge, three bedrooms, kitchen, study, bathroom and WC. The basement has two large basement rooms with adjacent ancillary stores.

There is a single-car garage located on Scotswood Terrace. The garden grounds lie to the front and are in need of re-planning. The subjects extend to around 127m<sup>2</sup> or thereby.

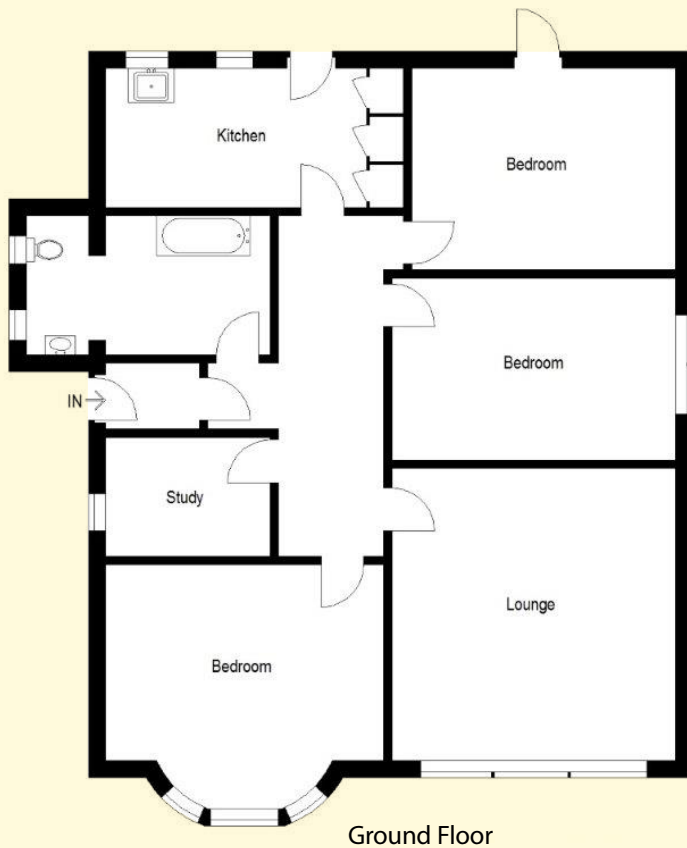




Ground Floor Flat  
Popular Area  
Lounge

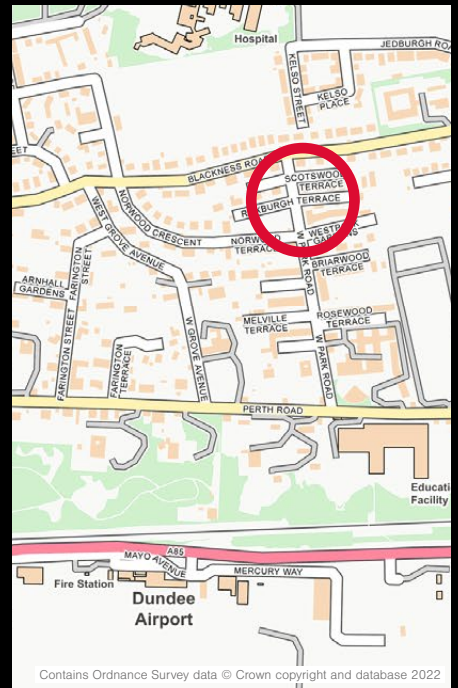
3 Bedrooms  
Kitchen  
Study

Bathroom  
Gardens



ACCOMMODATION  
(measurements are approx)

|             |               |                  |
|-------------|---------------|------------------|
| Living Room | 4.71m x 4.73m | (15'5" x 15'6")  |
| Kitchen     | 1.91m x 4.68m | (6'3" x 15'4")   |
| Bedroom     | 4.65m x 4.87m | (15'3" x 16'0")  |
| Bedroom     | 2.50m x 3.11m | (8'2" x 10'2")   |
| Bedroom     | 3.90m x 4.49m | (12'10" x 14'9") |
| Study       | 2.24m x 3.25m | (7'4" x 10'8")   |
| Bathroom    | 1.04m x 3.90m | (3'5" x 12'10")  |



**Blackadders**



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