

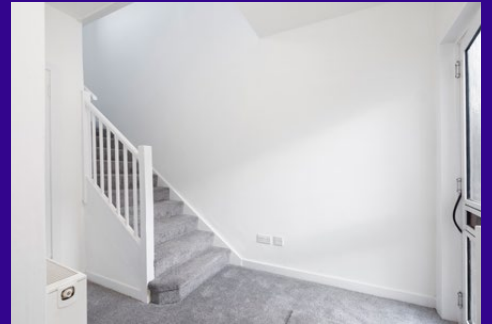
Blackadders

Offers Over £150,000



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21 Woodhaven Avenue,
Wormit, DD6 8LF



- End Terraced Villa
- Popular Location
- Lounge

- Kitchen
- Dining Room/
Bedroom 3

- Bathroom
- 2 Bedrooms
- Gardens



3



1



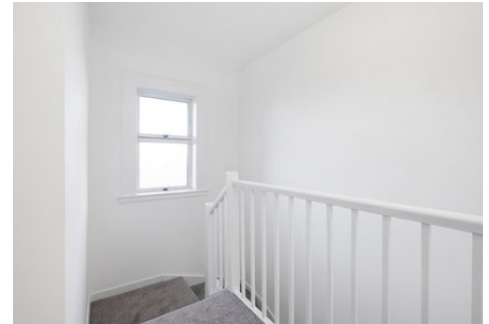
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This is an attractive end of terrace ex-local authority villa affording comfortable accommodation on two levels. The property is pleasantly situated within a cul-de-sac of similar properties and features attractive elevated views from the upper level rear towards the river Tay. The subjects are presented to the market in recent fresh decorative order as the property has been recently refurbished due to some water damage.

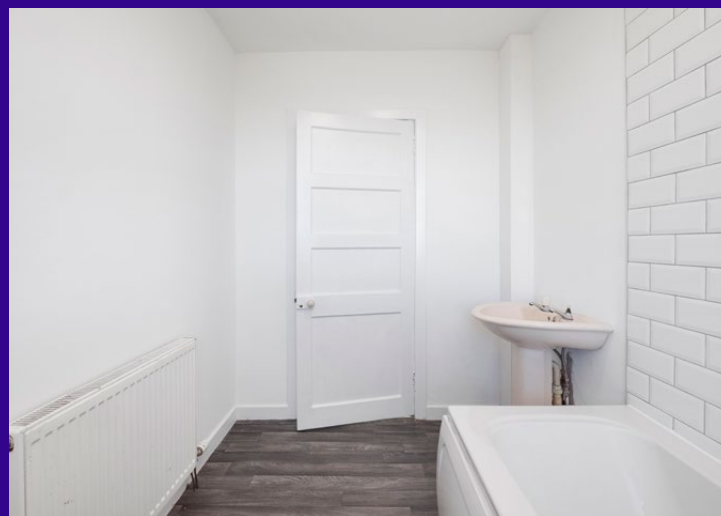
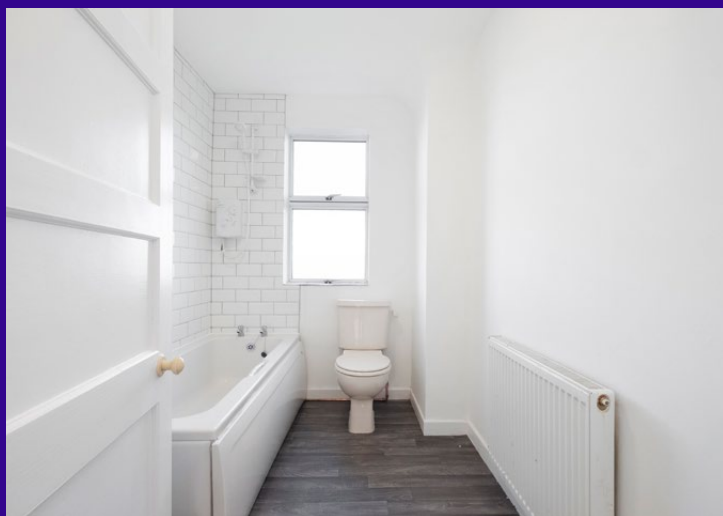


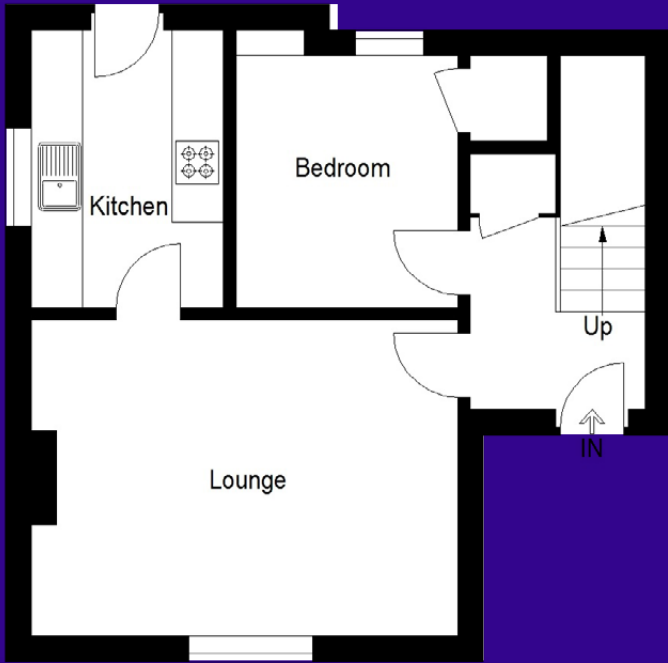
The accommodation comprises on ground floor, entrance hallway, living room, kitchen and bedroom three/dining room. The lounge is well-proportioned and has a large window to the front and the kitchen is well-equipped with recently installed fitted wall and floor storage units, electric hob, oven and extractor. The further room on the ground floor level is well proportioned and is adaptable either as a dining room or as a bedroom three. A turn stair leads to the upper level affording the two well-proportioned double bedrooms and bathroom with three piece suite, instant shower and tiling.

To the front of the property there is a well stock rockery area in need of some replanning. The rear garden gardens are easily managed comprising a patio and terrace.

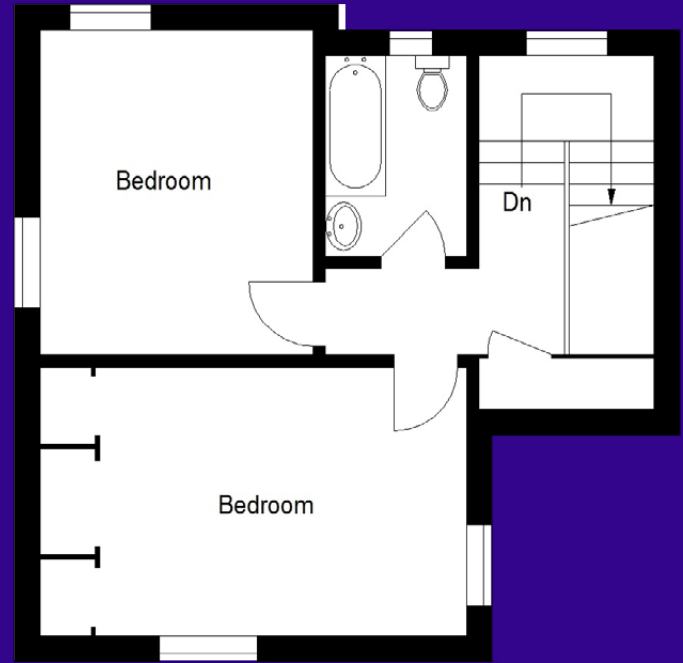
The property extends to around 89 square metres or thereby.

We are advised that the central heating boiler currently does not work. The property benefits from replacement double glazing





Ground Floor

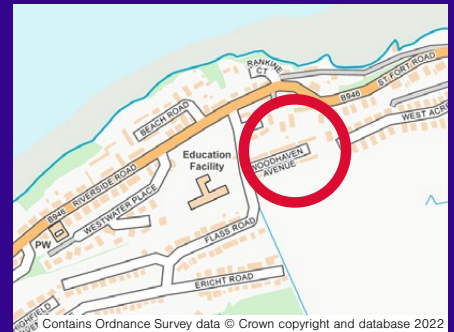


First Floor

Accommodation (measurements are approx)

Living Room	3.64m x 4.89m	(11'11" x 16'1")
Kitchen	2.34m x 3.07m	(7'8" x 10'1")
Bedroom 1	3.25m x 4.89m	(10'8" x 16'1")
Bedroom 2	3.18m x 4.00m	(10'5" x 13'1")
Bedroom 3/ Dining Room	2.41m x 3.64m	(7'11" x 11'11")
Bathroom	2.00m x 2.64m	(6'7" x 8'8")





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DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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