



Offers Over: £140,000

**14 Waverley Terrace
Dundee DD4 6LH**

Andrew G. Manderson & Co.

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Overview

Offered for sale is this well-presented ground floor flat forming part of a block of four located in a well-established residential area of Dundee.

The property is in walk-in condition, having recently undergone extensive refurbishment and modernisation. The main accommodation comprises spacious lounge featuring large south facing bay window, newly fitted kitchen and bathroom, and two good-sized double bedrooms with practical benefits including full double glazing, gas central heating and ample storage space.

Outside there is a low maintenance garden area to the front which enjoys a south facing aspect. To the rear there is a shared drying green and an additional privately owned plot of garden ground with greenhouse and shed.

A superb opportunity to acquire an ideal family home in a very popular location. Especially suitable for first time buyers, young families and retirees. Early viewing is highly recommended.

Location

Situated within easy travelling distance of Dundee City Centre which hosts two renowned Universities and an extensive variety of retail, leisure and cultural attractions. The property's location also affords convenient commuting links, via car or public transport, with its proximity to the Arbroath Road/Kingsway arterial routes.

Additional Information

Viewing Enquiries

Weekdays 9.00am to 5.00pm – Please contact Solicitor on 01382 200840
Contact during evenings and weekends only – 07860 412310

Moveables

All fixtures, fittings, carpets and floor coverings as viewed are included in the price. The washing machine is also included.

Home Report Valuation: £140,000

Access the [Home Report](#)

EPC Rating – D Council Tax Band - B

Room Dimensions

Lounge (incl. bay)	19'4" x 12'0"	5.89m x 3.66m
Kitchen	11'0" x 9'9"	3.35m x 2.97m
Bathroom	6'8" x 6'2"	2.03m x 1.90m
Front Bedroom	11'8" x 11'3"	3.55m x 3.43m
Rear Bedroom	10'5" x 10'2"	3.17m x 3.10m



It should be noted that all room dimensions are given for descriptive purposes only and no guarantee is given as to their accuracy. Prospective purchasers should note that unless their interest in the property is noted with us we cannot guarantee that notice of a closing date will be intimated and consequently the property may be sold without notice. No responsibility is taken for expenses incurred should the property be sold or withdrawn before or after inspection. Disclaimer: Whilst these Particulars are believed to be correct they are not guaranteed by the Centre or the Solicitor and they do not form part of an offer to sell.

Accommodation

Entrance Vestibule & Hall

Modern UPVC front door with glazed interior door connecting vestibule to hall. Laminate flooring. Radiator. Light fittings. Smoke alarm. Wall-mounted electric meter cupboard. Shelved storage cupboard housing washing machine.

Lounge

Large front facing bay window with curtain rail. Laminate flooring. Smoke alarm. Radiators. Light fitting. Modern electric fire mounted on stone effect feature wall. Open archway to Kitchen.

Kitchen

Modern fitted wall and base units with soft close doors, laminate worktop and sink and drainer. Fully tiled walls and laminate flooring. Recessed downlights. CO and heat alarms. Cupboard unit housing Worcester combi boiler. Two rear facing windows.

Integral appliances comprising fridge freezer, dishwasher, electric oven and microwave and separate four ring gas hob with overhead chimney cooker hood.

Front Bedroom

Front facing window. Fitted carpet. Radiator. Light fitting. Built-in full length wardrobe with mirrored sliding doors. Shelved storage cupboard.

Rear Bedroom

Rear facing window. Fitted carpet. Radiator. Light fitting. Built-in wardrobe with mirrored sliding doors. Shelved storage cupboard.

Bathroom

Three piece suite comprising WC, bath with mains shower over and wash hand basin set in vanity storage cabinet. Fully tiled walls and laminate flooring. Heated towel rail. Recessed downlights. Extractor fan. Frosted window.

Outside

Steps up to shared path giving access to entrance door and private garden frontage. Shared drying green to the rear and additional exclusively owned garden plot at the northmost point with shed and greenhouse thereon.





GROUND FLOOR
74.0 sq.m. approx.



TOTAL FLOOR AREA: 74.0 sq.m. approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, stairs and any other items are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should be used in conjunction with any prospectus or other documents. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency on the day.

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