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**16 GANNOCHIE TERRACE, DUNDEE, DD4 7LZ**  
**OFFERS OVER £115,000**

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HOME REPORT VALUATION £115,000

EPC RATING C



The property is a two-bedroom ground floor flat located in an established residential area in Dundee. There are a number of amenities which can be found locally along with public transport facilities providing access to the City Centre and surrounding areas. The property benefits from both front and rear garden ground as well as gas central heating and double glazing.

The flat is entered via the side of the building into to the hallway which provides access to all rooms of the accommodation. The hall houses the metre box for both electricity and gas along with two storage cupboards. The lounge to the front of the building is light and spacious and overlooks the front garden. The kitchen has been fitted with laminate flooring, both wall and base units and benefits from an integrated hob and oven. The shower room is fitted with a 3-piece white suite consisting of a w.c., sink with vanity unit and a shower cubicle. The room has partially tiled walls and laminate flooring.

Both bedrooms can be found to the back of the property overlooking the rear garden area. Each is spacious and has been fitted with carpet floor coverings and blinds. The master bedroom is the larger of the two bedrooms and has a built-in cupboard for extra storage.

The property has been maintained to a high standard and is in excellent condition, ready to move in. Early viewing is highly recommended to appreciate this property fully.

#### GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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