



16 GORRIE TERRACE, DUNDEE, DD3 9RD.



HOME REPORT VALUATION £130,000.

PRICE:- OFFERS OVER £120,000

Accommodation:- Vestibule, Lounge, Dining Kitchen, Three Bedrooms, Bathroom. Electric Heating and Full Double Glazing throughout. Gardens to Front, Side and Rear.

Description:- This well presented **SEMI DETACHED VILLA** is situated in a quiet residential development of similarly styled properties on the northern periphery of Dundee City. Local amenities including shops, retail parts, supermarkets and mainline bus service are nearby. **CONTINUED OVERLEAF**

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Accommodation details:-

Wooden door with glazed panels with further glazed panel to side gives access to

Vestibule

Laminated wood tile effect flooring. Cupboard housing power supply meters and fuseboard.

Lounge 17'10" x 12'11" approx.

Bright, well proportioned lounge providing comfortable living space. Large double glazed window overlooking front garden. Vertical blinds. Curtain pole and curtains. Carpet. Electric heater. Spotlights and downlights. Open plan carpeted staircase to upper level.



Dining/Kitchen 18' x 9'10" approx. Good sized kitchen fitted with ample floor and wall mounted units finished with contrasting work surfaces. Integral electric oven, hob and cooker hood. Plumbing for washing machine. Washing machine included in the price. Space for fridge/freezer. Fridge/freezer included in the price. Spot light fitting. Breakfast bar with two high level stools. Clearly defined dining area with ample space for dining table and chairs. Electric heater. Wall shelves. Window overlooking rear gardens. Vertical blinds. Curtain pole and curtains. Door giving access to rear gardens.



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Upper Hall

Electric heater. Carpet. Spotlight. Shelved cupboard housing hot water tank.



Master Bedroom 11'2" x 10'11" approx. Spacious bedroom with a range of integral fitted wardrobes offering ample shelving and hanging space. Window overlooking front gardens. Vertical blinds. Curtains. Carpet. Electric heater.

Bedroom 2 11'8" x 9'8" approx. Another spacious double bedroom with window overlooking rear gardens. Vertical blinds. Curtains. Integral fitted wardrobe with shelving and hanging space. Electric heater. Coving to ceiling. Carpet. Spotlight fitting.



Bedroom 3 7'6" x 6'1" approx. Large storage cupboard which allows access to loft space. Window overlooking front garden. Vertical blinds. Curtains.



Bathroom. Fitted with three piece suite finished in white and comprising WC, Wash-hand basin and bath with Redring Expressions 5005 electric shower over. Ceramic tiling to walls with bath area being finished with wetwall. Folding glazed shower screen. Wall mounted mirror fronted medicine cabinet. Chrome towel rail and further chrome accessories. Spot light fitting

Gardens. The gardens to the front are finished with decorative gravel for ease of maintenance. There is a raised planter area finished with bark. The side gardens are finished with decorative gravel as are the rear gardens. There are random established shrubs planted throughout and clothes drying poles in the rear garden.



Home Report

A copy of the Home Report can be obtained on request, either by e-mail or collection from our City Centre offices. Details of the Home Report can be accessed at <http://www.muirmyleslaverty.co.uk/request-report.cfm?pid=470>.

Included In Sale

All fitted carpets and floor coverings, window blinds and curtains. Electrical white goods (no warranties with electrical goods).

To Be Purchased By Separate Negotiation

Many Other Items are to be purchased by separate negotiation.

Viewing

Contact Solicitors for an Appointment to View.

Disclaimer. Whilst these particulars are believed to be correct and are given in good faith they are not warranted, and any interested parties must satisfy themselves by inspection, or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or part thereof, and all dimensions are approximate.