



## 4 Loganlee Terrace, Dundee, DD2 2DA



**GROUND FLOOR FLAT**

**FIXED PRICE: £87,000**

01382 201000  
[www.baillies-law.co.uk](http://www.baillies-law.co.uk)

## 4 Loganlee Terrace...

This ground floor flat is located in a very popular area of the City. Within reasonable walking distance of West End shopping, Dundee city centre and University etc. The property is in excellent decorative condition throughout and offers spacious and attractive living accommodation. Ideal for young family, first time buyers, buy to let or students etc. Features include electric storage heating and double glazing. Modern kitchen and bathroom. Viewing highly recommended.

**Comprising from front door to hall:** With laminate flooring, attractive dado rail style décor, two shelved storage cupboards, wall mounted off peak heater, one power point, pendant light fitting and smoke detector. Doors off to all accommodation.

### **Bedroom 1: 11' x 10'2"**

With rear facing double window with roller blind. The room has a fitted carpet, pendant light fitting, two power points and a telephone point. Glazed door to hall.



### **Bedroom 2: 11' x 12'2"**

With front facing window. The room has a fitted carpet, plain cornice, pendant light fitting, wall mounted panel heater and built-in double wardrobe. Glazed door to hall.

### **Bathroom: 10' x 5'1"**

With modern three piece white suite having "Gainsborough-Select" instant shower over bath and figured glass shower screen. Rear facing window with opaque glass and venetian blind. Tiled effect laminate flooring, and ladder style radiator. Pendant light fitting.



### **Living Room: 17'7" x 10'8"**

With front facing double window – the window has a decorative brass curtain pole and curtains. Two triple pendant light fittings and plain cornice. Painted stone fireplace with timber mantle and tiled hearth. Fitted carpet, six power points, TV point, telephone point and wall mounted electric storage heater. Glazed door to hall and door off to kitchen.

## 4 Loganlee Terrace...

### Kitchen: 6'4" x 10'

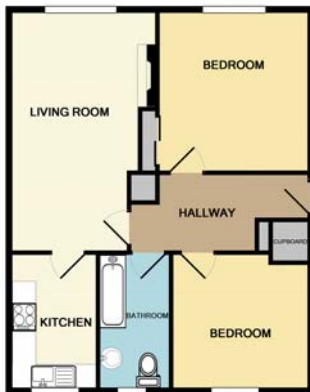
With modern base and wall mounted units finished in white melamine with brushed steel handles and granite effect laminate worktops. Stainless steel sink and drainer with mixer tap – plumbed for automatic washing machine. Roll-in Hotpoint double oven and grill with ceramic hob having illuminating cooker hood. Ceramic tiled floor, six power points, storage cupboard with shelving and triple directional ceiling spotlight fitting. Rear facing window with venetian blind.



**Externally:** Garden ground to front and shared drying green to rear.

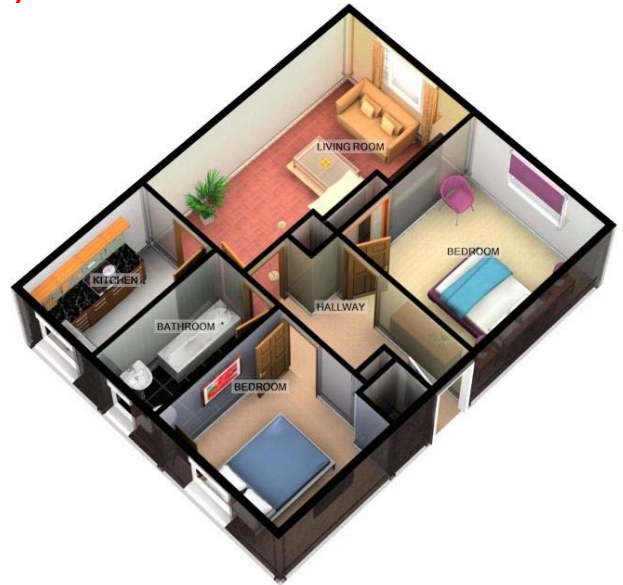
**Features included:** Carpets and floor coverings where fitted; light fittings; curtain poles and blinds; electric cooker; cooker hood; fridge/freezer and bathroom accessories.

**Additional Information:** Council Tax Band – **B** ; Utility Supplier – **Hydro Electric**



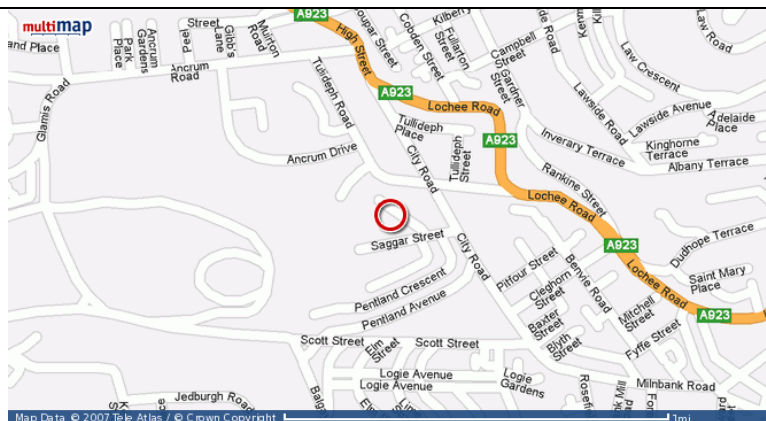
GROUND FLOOR FLAT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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 guarantees as to their operability or efficiency can be given.  
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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**4 Loganlee Terrace...**

**I hereby approve of the foregoing schedule and confirm that the contents are accurate.**

**Signed..... KH**

**Signed..... JH**

**Date.....**

**OWNERS** Clients of Baillies.

**VIEWING** Contact Selling Agents.

*\* Presentation of this schedule in no way guarantees the availability of this property. If you are travelling a considerable distance to view, we strongly recommend checking with our office on the day of viewing to confirm that the property is still unsold.*

*Whilst these particulars have been prepared in good faith they are not warranted and do not form any part of offer to sell. All measurements are approximate. The mention of any appliances and / or services within these sale particulars does not imply that they are in full efficient working order. Ref: /DRR*

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