

Simple Approach



**14A Adelaide Place, Dundee  
DD3 6LF**

**Offers over £129,995**

Situated within the highly sought-after lawside area on Adelaide Place, Dundee, this spacious ground floor flat presents an excellent opportunity for a variety of purchasers, including first-time buyers, investors, and those looking to put their own stamp on a property. While the accommodation would benefit from a degree of modernisation, it offers fantastic potential and is packed with character and original features throughout.

The property comprises a welcoming entrance, a generous lounge featuring beautiful, south facing bay windows which flood the room with natural light, high ceilings, attractive original cornicing and a cast-iron fireplace, creating an impressive living space. There is a well-proportioned kitchen offering ample storage and worktop space, along with a separate dining area/reception room that provides flexibility for everyday living and entertaining. Further accommodation includes a spacious double bedroom, a bathroom, and a useful boiler/storage cupboard. A notable benefit of the property is the recently installed gas boiler, fitted approximately one year ago, providing efficient and reliable heating. Externally, there is a small private courtyard to the front, while ample on-street parking is available for residents and visitors. Located just a short distance from Dundee City Centre, the property enjoys easy access to a wide range of local amenities, shops, restaurants, transport links, and leisure facilities. Offering generous accommodation, period charm, and excellent potential, this is a fantastic opportunity to acquire a property in a prime Dundee location.

### Lounge

17'2" x 18'6" (5.25 x 5.66)

### Bathroom

7'1" x 7'2" (2.17 x 2.19)

### Bedroom

12'11" x 8'8" (3.94 x 2.66)

### Dining Room

18'1" x 10'9" (5.53 x 3.30)

### Kitchen

19'0" x 5'3" (5.81 x 1.61)

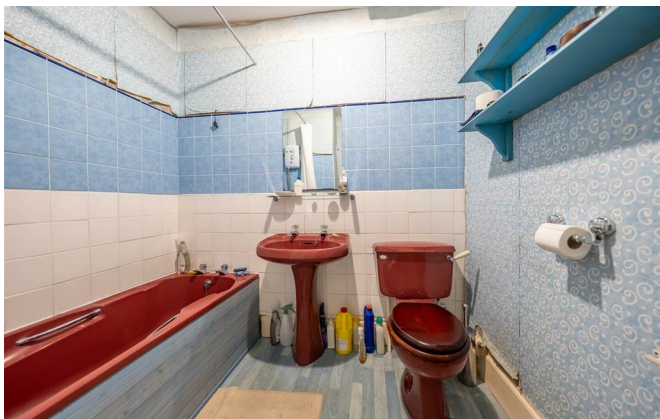
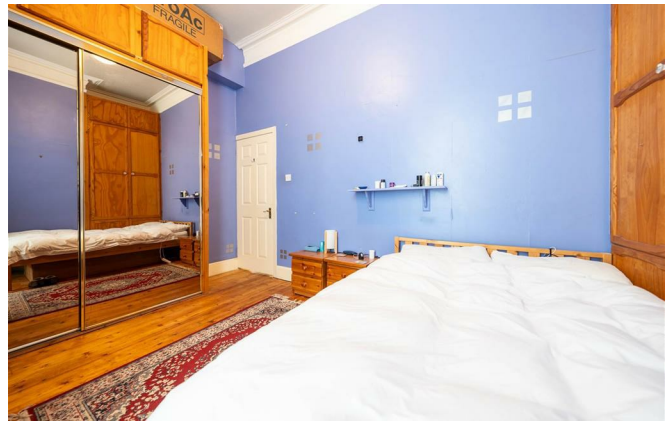
### Utility Room / Boiler Cupboard

4'2" x 8'8" (1.29 x 2.66)





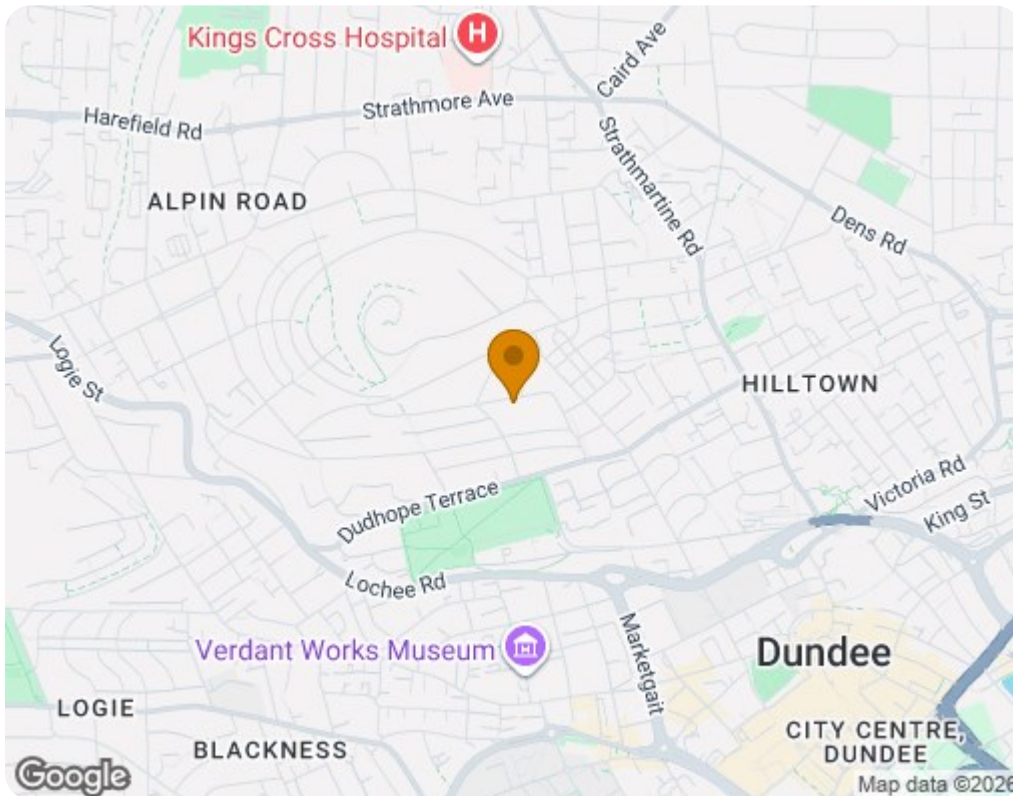
- Sizeable Ground Floor Flat
- Bright & Spacious Lounge
- Sought-After Dundee Location
- White Goods Included
- Excellent Modernisation Opportunity
- New Gas Boiler Installed Approximately 1 Year Ago
- Original Cornicing & High Ceilings
- One Generous Bedroom
- Ample On-Street Parking
- Attractively Priced (Home Report Value £135,000)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 guarantee as to their operability or efficiency can be given.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Scotland** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**Scotland** EU Directive 2002/91/EC