

1A INVERARY TERRACE, DUNDEE, DD3 6BS
FIXED PRICE £234,999

CB
CAMPBELL BOATH

Solicitors & Estate Agents

tspc MEMBER

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www.campbellboath.com

This well-presented semi-detached house with separate "Granny" flat and garage is set within a popular and well-established residential area close to the City Centre and is convenient for universities, colleges and Ninewells hospital. The property is unique as it contains a self-contained Granny Flat. The property presents a fantastic opportunity for purchasers seeking a home with flexible living space that can be adapted to suit a variety of individual requirements. The property is currently a successful, top-rated Airbnb generating excellent annual revenue with consistent occupancy. Benefits include app controlled electric heating and double glazing. Externally the property benefits from two separate entrances, a main entrance from Inverary Terrace and a secondary, level-access via Lawside Road, providing easy entry with no stairs. The property also includes a private detached garage and driveway which offers off street parking. This is located directly across from the property on Lawside Road. Early internal viewing is highly recommended.

Main House	**Granny Flat**
Entrance Hall	Lounge
Open Plan Lounge and Kitchen	Kitchen
Shower Room	Bedroom
Two Bedrooms	Shower room





MAIN HOUSE ENTRANCE: -
A large and welcoming hallway, provides access to the main living area and has a carpeted stairway to the upper level. There is an understairs storage cupboard with light. Hardwood door which can give access if required to the Granny Flat. Electric radiator.

LOUNGE/KITCHEN: -
Approximately 15'6" x 15'3". This spacious lounge/kitchen is south facing and has a large bay window which offers panoramic views towards the River Tay and beyond to the hills of Fife. Fitted Venetian blinds. There is a feature fireplace with electric fire. Built-in storage cupboard. The kitchen area has an electric hob with oven below and extractor above. Stainless steel sink. Attractive ceiling cornice. Carpet. Radiator.

UPPER FLOOR: -
The upper landing has a glazed skylight which offers a good deal of natural light. Hatch providing access to the attic. Carpet.

BEDROOM 1 -

Approximately 15'7" x 13'5". This is a good-sized bright, south facing double bedroom with two double glazed windows offering pleasant outlook towards the front of the property with open views of the River Tay. Attractive ceiling cornice. Fitted Venetian blinds. Carpet. Electric radiator.



BEDROOM 2: -

Approximately 16'4" x 9'8". This is another spacious double bedroom with glazed window offering pleasant outlook towards the side of the property. Carpet. Electric radiator.

SHOWER ROOM: -

The shower room comprises W.C., vanity wash hand basin with cupboards below and a shower enclosure with electric 'Mira' shower above. Attractive wet wall splashback. There is a double-glazed window offering a good deal of natural light. Fitted roller blind. Vinyl flooring. Electric radiator.





GRANNY FLAT

LOUNGE:
Approximately 17'8" x 9'5". The lounge is tastefully decorated and is enhanced by way of a dado rail. There are two double glazed windows offering pleasant outlooks and having fitted Venetian blinds. Carpet. Electric radiator.

KITCHEN: -
Approximately 8'2" x 5'11". The kitchen has a range of base and wall mounted storage units. Stainless steel sink with plumbing connection for a washing machine. Electric cooker point. Double glazed window with fitted Venetian blinds. Laminate flooring. Electric radiator.

BEDROOM: -
Approximately 12'3" x 9'10". This is a good-sized room with double glazed window. Fitted Venetian blind. There is a hardwood door which can give access to the main house if required. Carpet.

SHOWER ROOM: -
Comprising W.C., wash hand basin and a shower enclosure with electric 'Triton' shower above. Attractive wet wall splashback. Laminate flooring.








PASTA











EXTERNAL: -

The property has a well-kept garden to the front and side of the property. There is also a garage with driveway offering off street parking, located across from the property in Lawside Road.

INCLUDED IN SALE:

All floor coverings and window blinds are included in the sale.

Owner:

Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on

01382 202060

Or client 07749187344
or **Email**: property@campbellboath.com

Office Opening Hours: Monday - Friday 9am - 5pm

All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warrenty can be given and any potential purchaser should satisfy themselves as to the accuracy of.

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