

CB

CAMPBELL BOATH

5 FAIRMUIR ROAD, DUNDEE, DD3 8JE
OFFERS OVER £285,000

Solicitors & Estate Agents

tspc MEMBER

Bank House, 1 Stirling Street, Dundee DD3 6PJ. Telephone: 01382 202060 Email: property@campbellboath.com

www.campbellboath.com

Accommodation Comprises: Entrance Hall, Bedroom, W.C. Cloaks, Utility, Integrated Garage. Upper Floor: Lounge with Open Plan Kitchen, Shower Room. Top Floor, Master Bedroom with En-suite, Two Further Bedrooms and Family Bathroom. External: Driveway & Garden.

This immaculately presented FOUR-BEDROOM TOWNHOUSE offers versatile family accommodation on three levels and will appeal to a variety of buyers. The property is located in a sought-after residential area. The property is close to local amenities including shops, schools and has excellent transport links with the Kingsway bypass just minutes away. Externally the property has a driveway which offers off street parking and gives access to the integrated garage which has an electric remote-controlled door. Benefits include Hive controlled gas central heating and double glazing. Externally there is security lighting to the front and rear of the property. Early internal viewing is highly recommended.

ENTRANCE: -

A composite door gives access to the entrance hall. There is a built-in under stair storage cupboard. Door to integrated garage. Carpeted stairway giving rise to the upper floor accommodation. Downlights. Carpet. Radiator.

BEDROOM FOUR/OFFICE: -

Approximately 12'7" x 9'10". This room can be adapted to suit individual requirements and is currently laid out as a home office. There is a double-glazed window offering pleasant outlook towards the rear garden. Fitted Venetian blinds. Downlights. Carpet. Radiator.

UTILITY: -

The utility has base and wall mounted cupboards with contrasting worktops and a stainless-steel sink with integrated washing machine. There is a composite door allowing access to the rear garden. Downlights. Carpet. Radiator.

W.C. CLOAKS: -

Comprising W.C. and vanity wash hand basin with built-in drawers below. Vanity mirror. Downlights. Vinyl flooring.

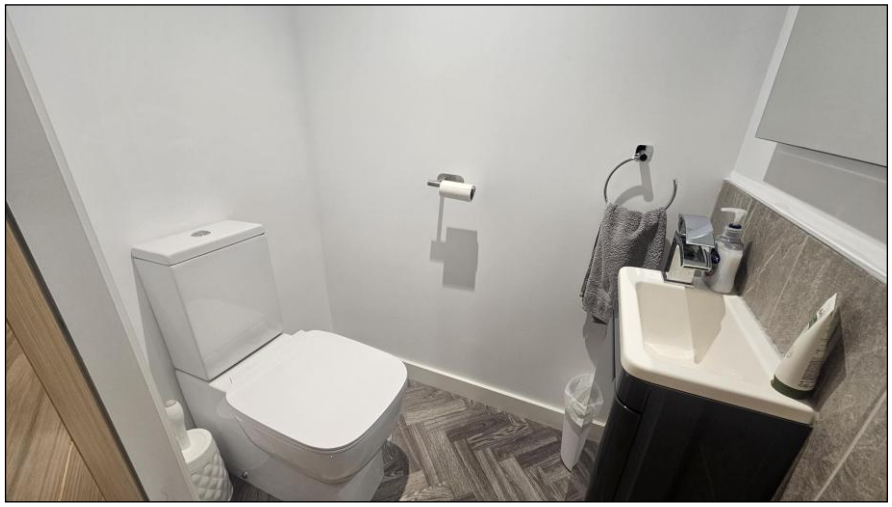
UPPER FLOOR

LOUNGE WITH VERANDA AND OPEN PLAN KITCHEN: -

The lounge area is 22'0' x 10'1" and has laminate flooring and double-glazed sliding doors to veranda. There is space for a family dining table and chairs. Radiator. The kitchen area is 17'11" x 7'8" and has a range of wall mounted and floor standing units with contrasting worktops and stainless-steel sink. There is a breakfast bar area. Integrated appliances include a halogen hob with extractor above and eye level double oven, dishwasher. Two double glazed windows offering pleasant outlook towards the rear. Fitted Venetian blinds.







SHOWER ROOM: -
Comprising W.C., vanity wash hand basin with drawers below and a walk-in shower enclosure with thermostatic shower. Vanity mirror with light. Attractive tile splashback. There is a double-glazed window offering a good deal of natural light. Downlights. Towel radiator. Vinyl Flooring.

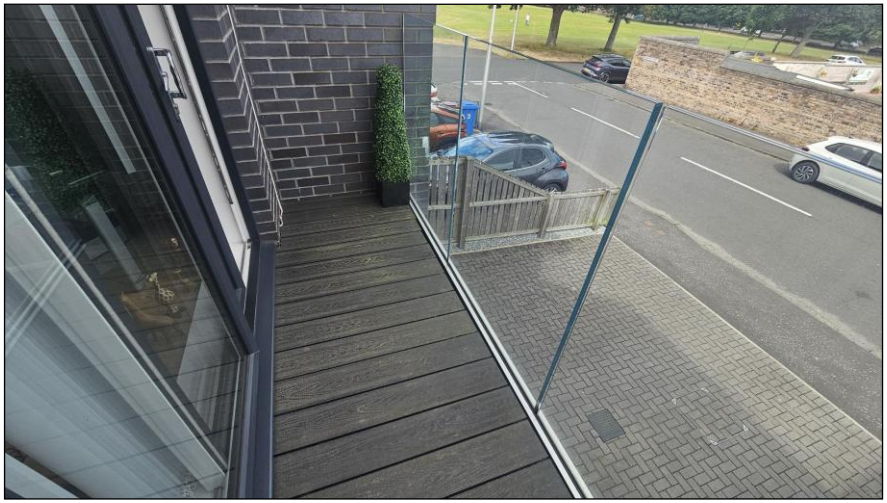




TOP FLOOR

LANDING: -
There are two built-in utility cupboards, one with a hatch allowing access to the attic area. Downlights. Radiator.





MASTER BEDROOM: -
Approximately 10'2" x 9'11". With double-glazed window offering outlook towards the front of the property. Fitted Venetian blind. Fitted wardrobe with mirror sliding doors. Carpet. Radiator.

EN-SUITE SHOWER ROOM: -
Comprising W.C., vanity wash hand basin with cupboards below and a walk-in shower enclosure with thermostatic shower. Attractive wall tiling. Downlights. Vinyl flooring. Towel Radiator.





BEDROOM TWO: -
Approximately 9'8" x 7'7". With double glazed window offering outlook towards the front. Fitted Venetian blinds. Carpet. Radiator.

BEDROOM THREE: -
With double glazed window offering outlook toward the rear of the property. Fitted roller blind. Built-in wardrobe with mirror sliding doors. Carpet. Radiator.

FAMILY BATHROOM: -
Comprising W.C., vanity wash hand basin with drawers below and a bath with fitted screen and thermostatic shower above. Attractive wall tiles. Vanity mirror with light. Downlights. Double glazed window offering a good deal of natural light. Towel radiator. Vinyl flooring.

EXTERNAL: -
There is a monoblock drive to the front offering off street parking and allowing access to the integrated garage with has an electric up and over door, power, light and water tap. To the rear of the property is a fully enclosed garden with is mainly laid in glass. Garden shed.

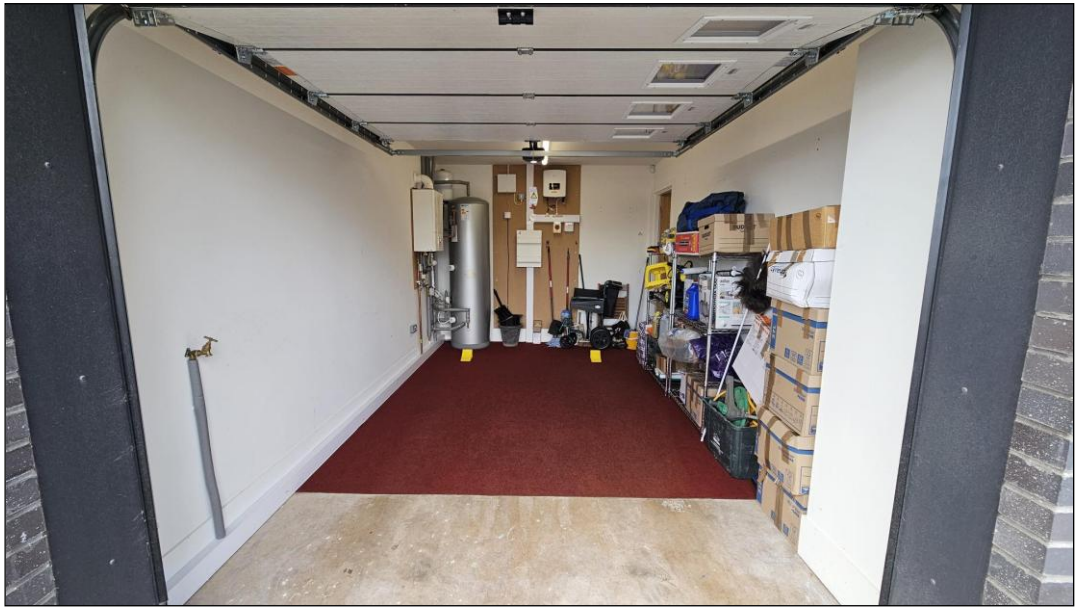










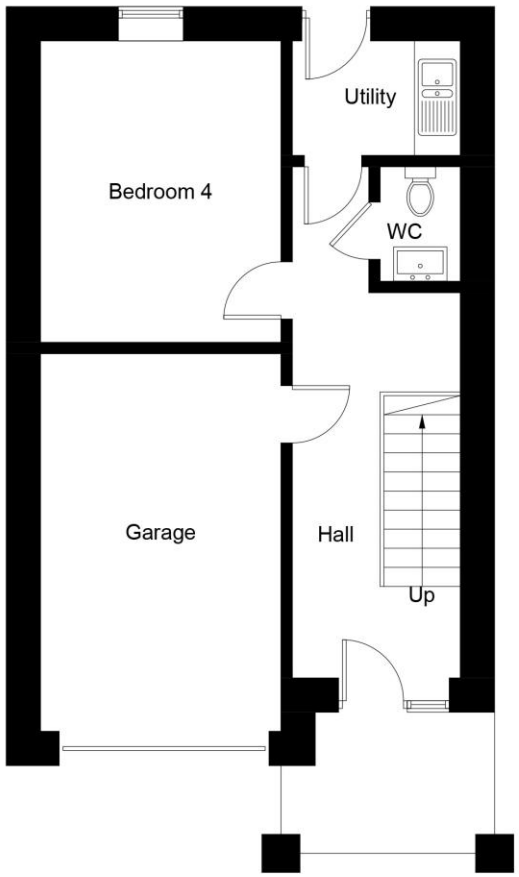



Owner: Clients of Campbell Boath

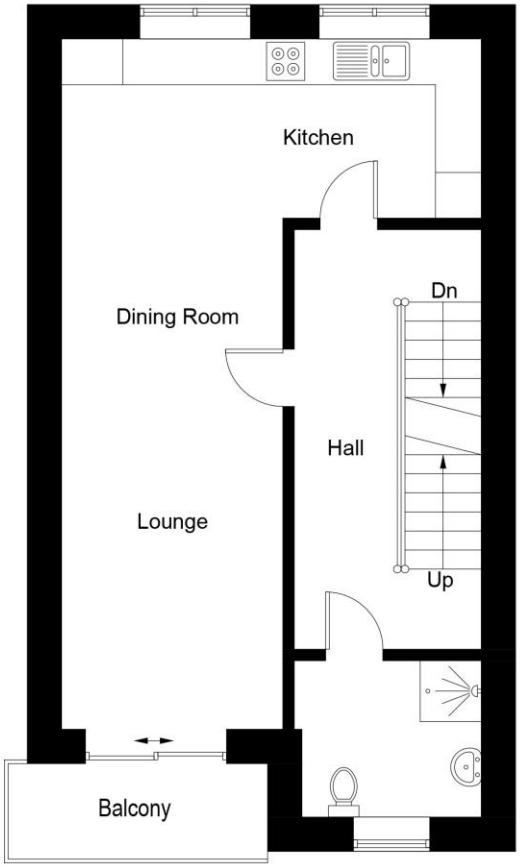
Viewing: Telephone Campbell Boath Solicitors on 01382 202060

or **Email**: property@campbellboath.com

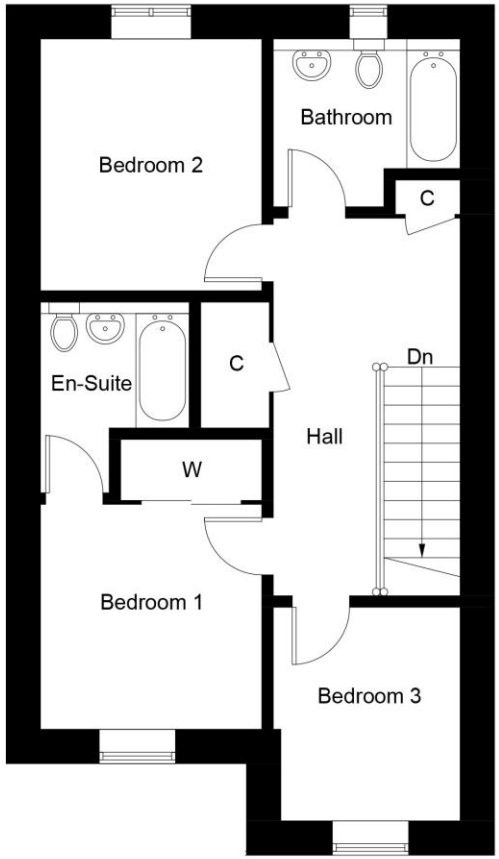
Office Opening Hours: Monday - Friday 9am - 5pm



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1170187)

For more details regarding this property and many other properties visit our website at www.campbellboath.com or telephone our office on 01382 202060.

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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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