

112 ANCRUM DRIVE, DUNDEE, DD2 2JA
OFFERS OVER £200,000

CB
CAMPBELL BOATH

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, Lounge with Open Plan Kitchen, Bedroom with Sun Room Off, Second Bedroom, Bathroom. External: Driveway, Front and Rear Gardens.

This well presented TWO-BEDROOM DETACHED BUNGALOW is located within a much sought after residential area. The property is tastefully decorated throughout and offers excellent spacious family accommodation. The property is located within easy reach of local amenities including schools, shops and a main bus route to the City Centre. The property benefits from double glazing and gas central heating. Externally the property has a driveway to the front and mature garden grounds to the side and rear. Early internal viewing is highly recommended.

ENTRANCE: -
A double-glazed door gives access to the reception hallway. There is a hatch allowing access to the attic. Hardwood flooring. Radiator.

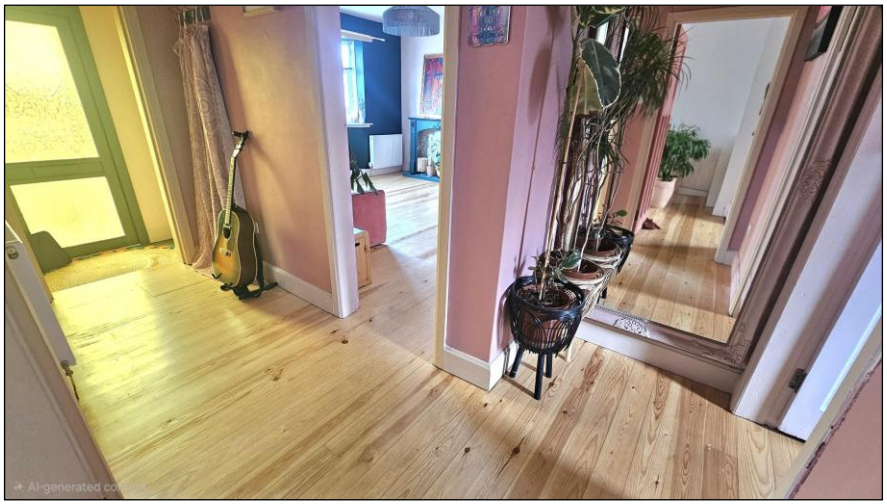
LOUNGE: -
Approximately 14'6" x 15'2". The spacious lounge is open planned to the kitchen area and has bay style double glazed windows to the front of the property. Hardwood flooring. Two radiators.

KITCHEN: -
Approximately 11'5" x 10'3". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces. There is Belfast style sink with plumbing connections for a washing machine. There is a double-glazed window offering pleasant outlook towards the rear garden area and a double-glazed door allowing access to the garden. Space for table and chairs. Electric cooker point. Hardwood flooring.

BEDROOM 1: -
Approximately 13'0" x 12'7". This spacious bedroom has a double-glazed window offering pleasant outlook towards the front garden. Hardwood flooring. Radiator.

BEDROOM 2: -
Approximately 12'0" x 10'3". This bedroom is located to the rear of the property and has a sun room located off it. Hardwood flooring. Radiator.

SUN ROOM -
Approximately 8'4" x 7'4". The sun room is double glazed with vinyl flooring and has a double-glazed door allowing access to the garden.







BATHROOM: -

The bathroom comprises a three-piece suite, W.C., wash hand basin and a bath with a thermostatic shower above. Tiled splashback. A double-glazed window offers a good deal of natural light. Hardwood flooring. Radiator.

EXTERNAL: -

There is a driveway to the front of the property offering off street parking. To the rear of the property there is an area of lawn and a patio area with mature shrubs, flowers, bushes and trees. Pond area. Garden shed. Outside water tap.











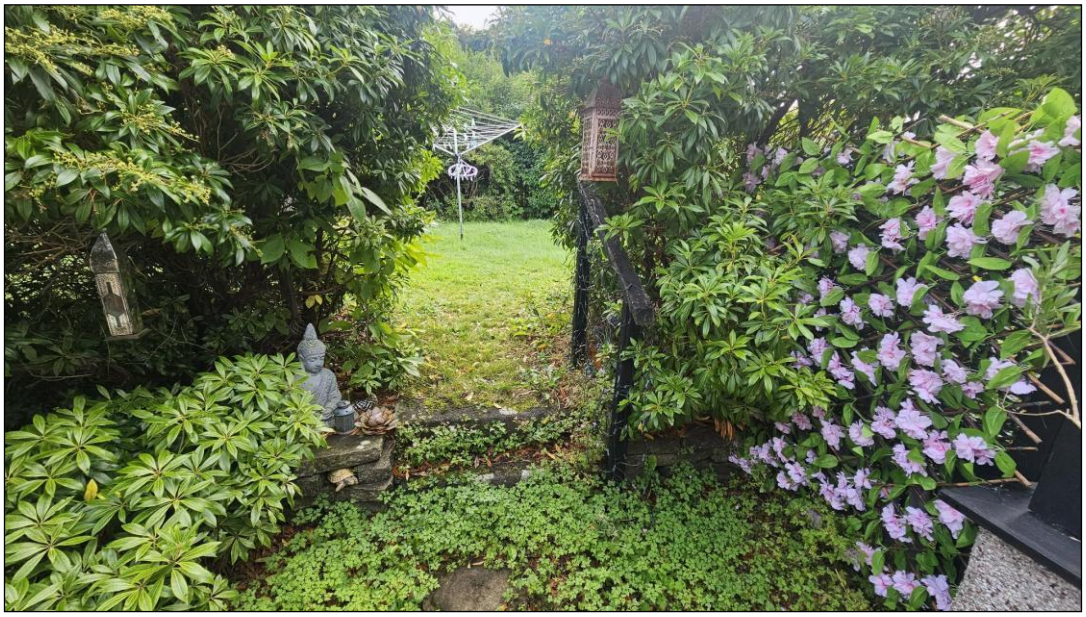






Owner: Clients of Campbell Boath
Viewing: Telephone Campbell Boath Solicitors on 01382 202060
or **Email**: property@campbellboath.com
Office Opening Hours: Monday - Friday 9am - 5pm





FLOOR PLAN: -

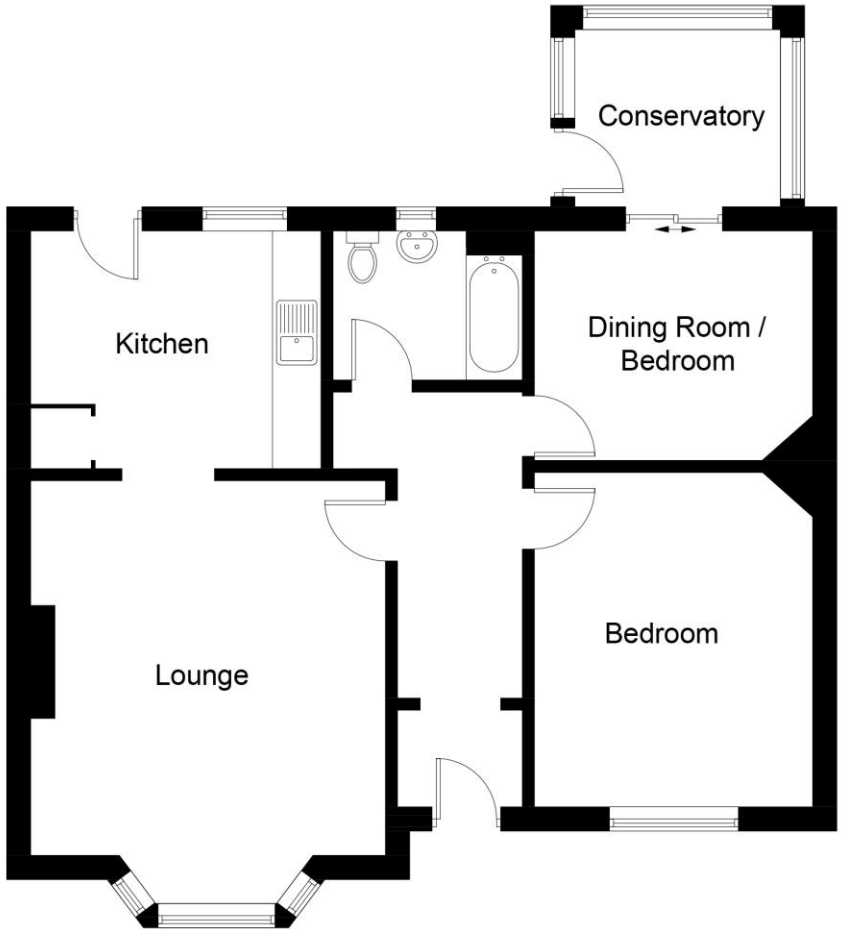


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1332403)

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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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