

1 GORRIE TERRACE, DUNDEE, DD3 9RD
OFFERS OVER £179,000

CAMPBELL BOATH

Solicitors & Estate Agents

tspc MEMBER

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www.campbellboath.com

Accommodation Comprises: Entrance Vestibule, Hall, Lounge, Kitchen/Dining Room. Three Bedrooms, Family Bathroom. Front & Rear Gardens.

This well-presented THREE-BEDROOM SEMI DETACHED VILLA is located in a popular residential area of Dundee. The property offers spacious family accommodation over three floors. The property is close to all local amenities including shops, primary and secondary schools and a main bus service. The property benefits from double glazing and gas central heating. Early internal viewing is highly recommended.

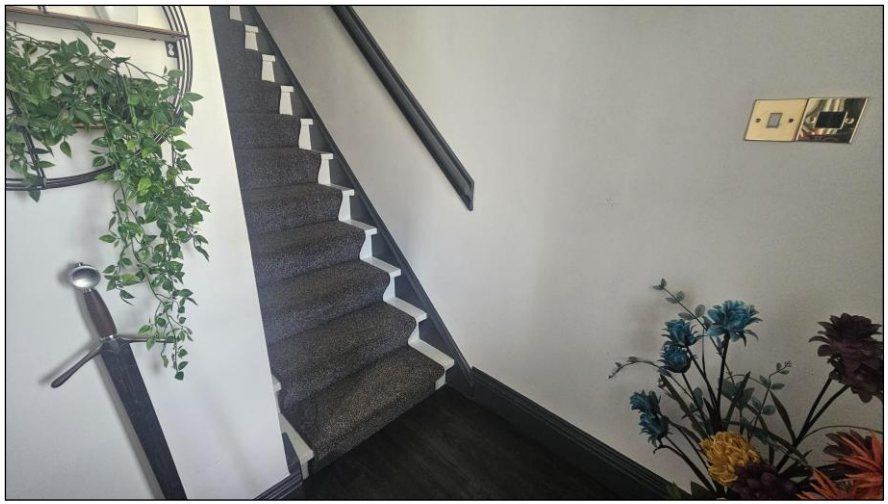
ENTRANCE: -
A double-glazed door gives access to the entrance vestibule which has a glazed door to the hallway. There is a carpeted stairway giving rise to the upper floor accommodation. Laminate flooring. Radiator.

LOUNGE: -
Approximately 14'5" x 13'11". The lounge is accessed by a glazed door from the hallway and is a good size with a double-glazed window offering pleasant outlook to the front of the property. Fitted Venetian blinds. Laminate flooring. Radiator.

KITCHEN/DINING: -
Approximately 16'8" x 9'9". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces and attractive splashback. There is a stainless-steel sink with plumbing connections for a washing machine and dishwasher. There are two double-glazed windows offering outlook towards the rear garden. Fitted Venetian blinds. Integrated appliances included a gas hob with electric oven below and stainless-steel extractor hood above. Double glazed door allowing access to rear garden. Space for a family dining table and chairs.

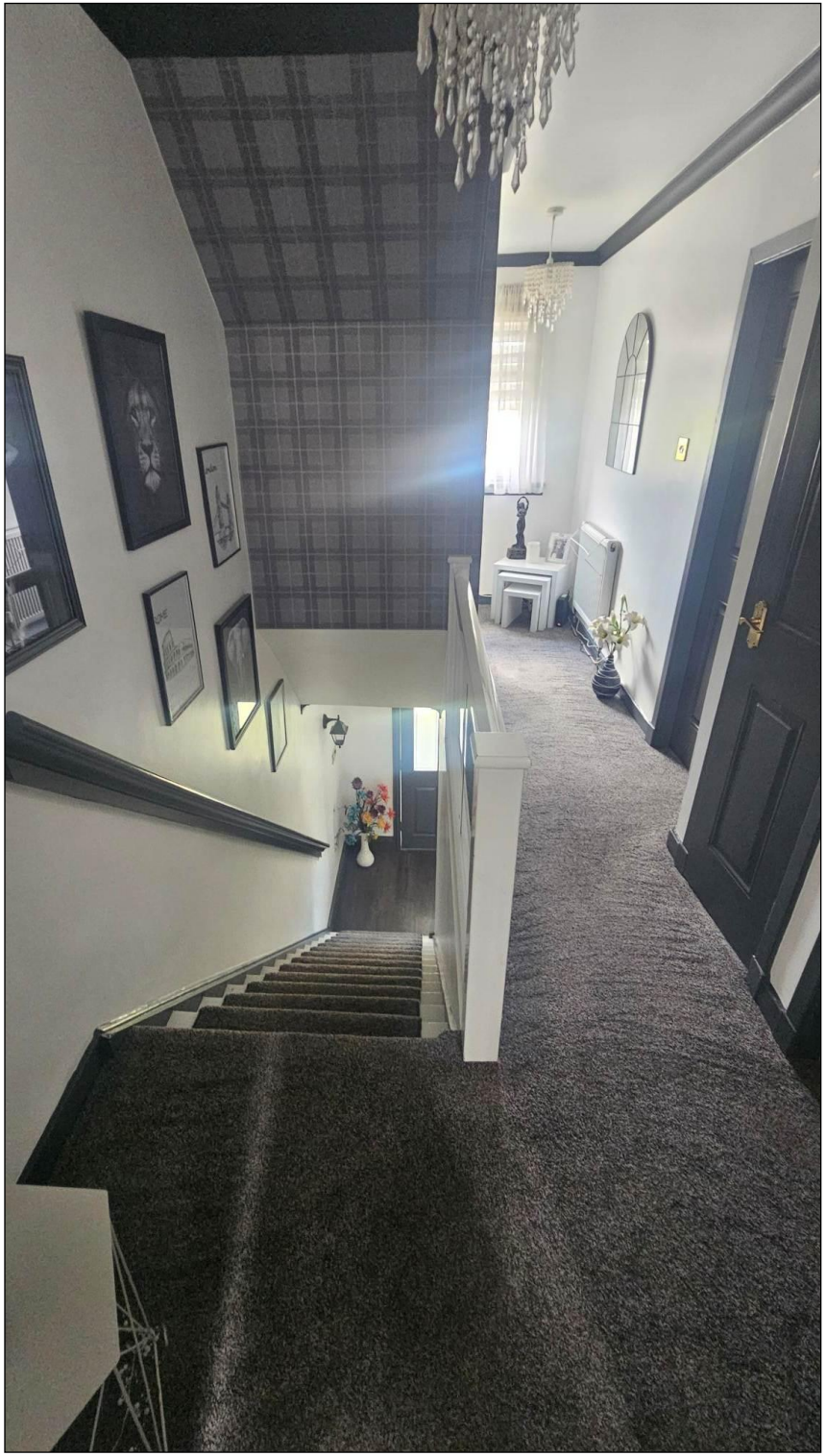
UPPER FLOOR:
The upper floor landing is carpeted and has a double-glazed window offering outlook towards the front of the property. Fitted roller blind. Built-in linen cupboard. Radiator.

BEDROOM 1: -
Approximately 10'9" x 8'9". This is a good-sized double bedroom with double glazed window offering outlook towards the front of the property. Fitted Venetian blinds. Built-in wardrobe with attractive mirror sliding doors offering ample storage. Laminate flooring. Radiator.







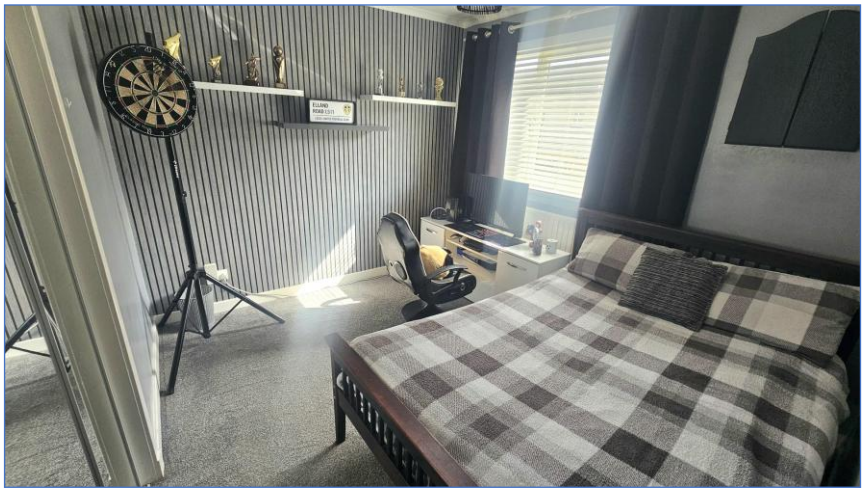






BEDROOM 2: -
Approximately 10'10" x 9'5". This is a good-sized double bedroom with double glazed window offering outlook towards the rear of the property. Fitted Venetian blinds. Carpet. Radiator.





BATHROOM: -
Comprises W.C., vanity wash hand basin with cupboards and a bath with an electric 'Redring' shower above. A double-glazed window offers a good deal of natural light. Vinyl flooring. Towel radiator



TOP FLOOR LANDING: -
Two double glazed Velux windows offering a good deal of natural light. Carpet.



BEDROOM 3: -
Approximately 12'11" x 11'3". This bedroom has a double-glazed Velux window with fitted blind. Built-in storage cupboard. Carpet. Downlights. Radiator.

EXTERNAL: -
There is an area of grass to the front and side of the property with border shrubs. The rear garden is fully enclosed and has a paved patio area and an area of grass with border shrubs and trees. Outside water tap. Garden shed.





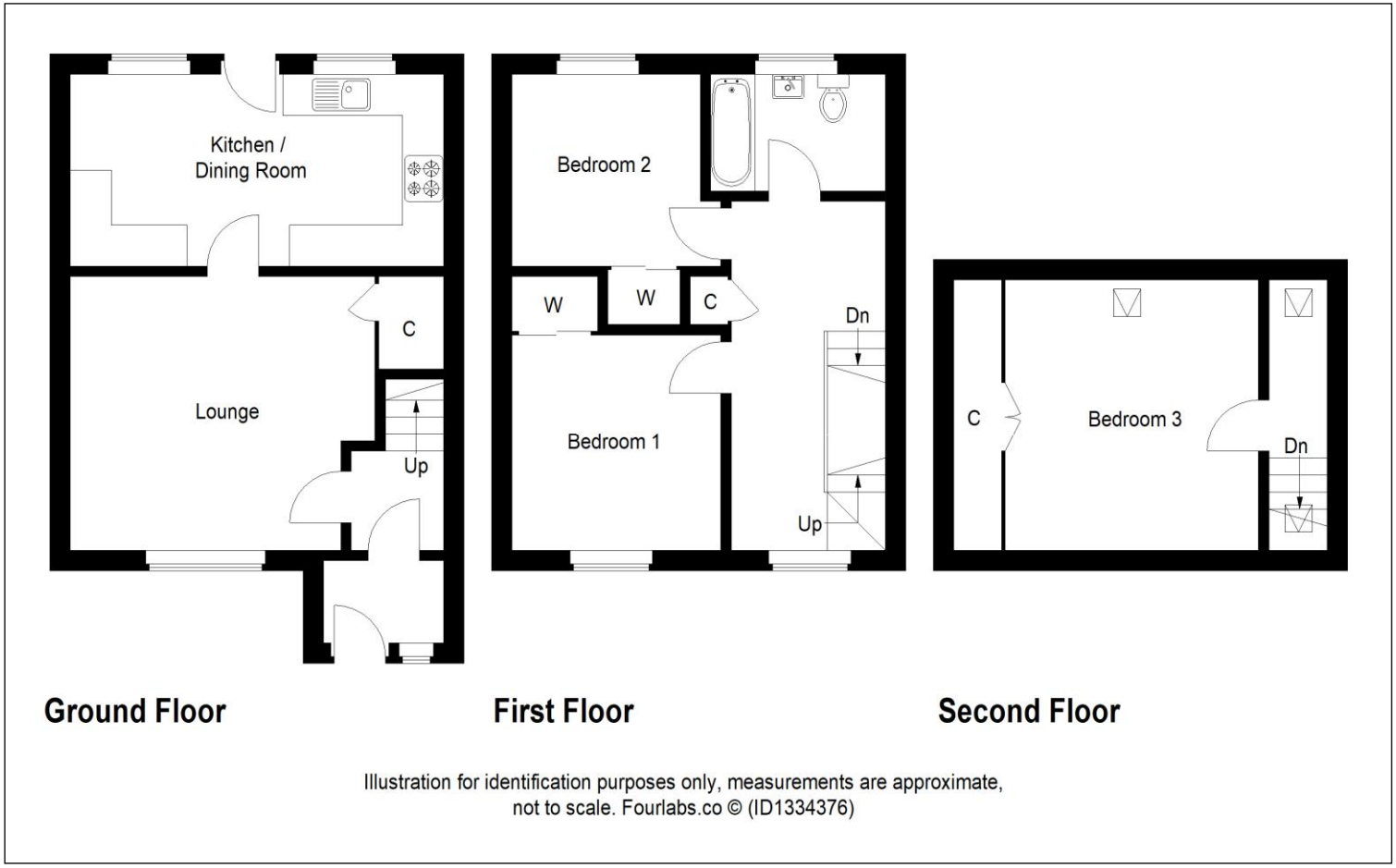


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1334376)

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

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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