

34 STRACHAN AVENUE, WEST FERRY, DUNDEE, DD5 1RE
OFFERS OVER: £235,000

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CAMPBELL BOATH

Solicitors & Estate Agents

tspc MEMBER

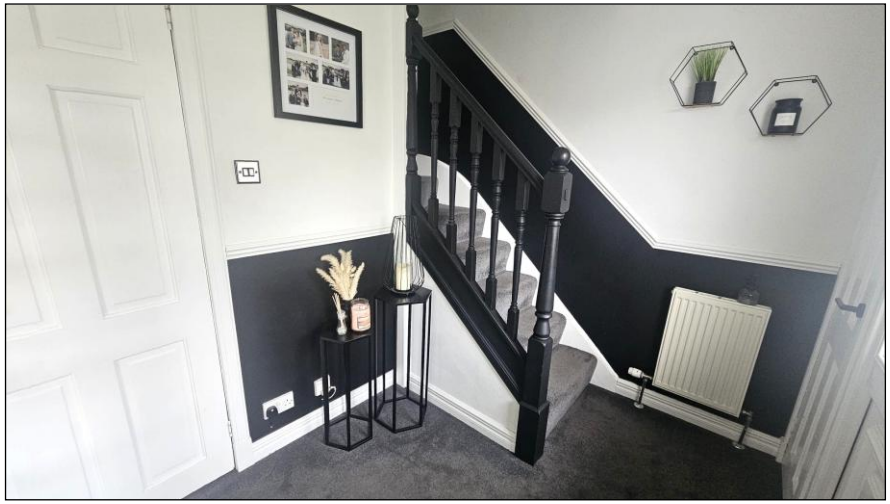
Bank House, 1 Stirling Street, Dundee DD3 6PJ. Telephone: 01382 202060 Email: property@campbellboath.com

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Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Dining Room, W.C., Four Bedrooms, Family Bathroom.

External: - Garage Driveway and Gardens.

This is a well presented FOUR-BEDROOM SEMI DETACHED VILLA which is situated in a much sought-after residential area. The property is tastefully decorated throughout and offers excellent spacious family accommodation on two levels and benefits from gas central heating and double glazing. The property is close to all local amenities including schools, nursery, shops and a main bus route. All floor coverings and window blinds are included in the sale. Early internal viewing is highly recommended.



ENTRANCE: -
A UPVC door gives access to the entrance hallway. There is a glazed door giving access into the lounge. There is a carpeted stairway giving rise to the upper floor accommodation. Built-in cloakroom cupboard and built-in shelved storage cupboard. Carpet. Radiator.



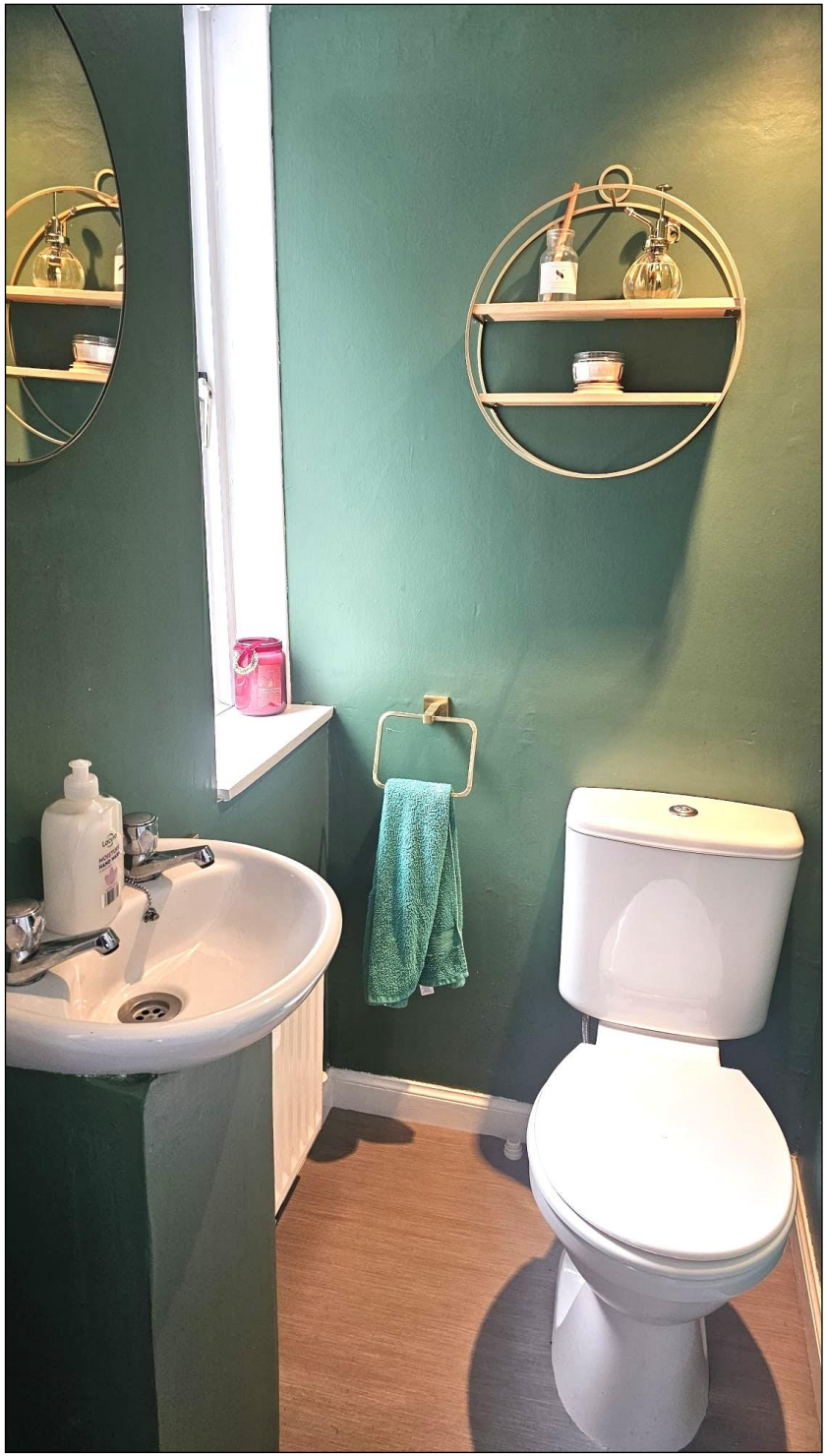
LOUNGE: -
Approximately 20'9" x 10'10". This is a good-sized room with two double glazed windows offering a pleasant outlook towards the front and rear gardens. Fitted wooden Venetian blinds. Hardwood flooring. Two radiators.

KITCHEN: -
Approximately 8'10" x 8'9". The kitchen has a range of base and wall mounted storage cupboards having contrasting work surfaces and tiled splashback. Integrated appliances include a five-burner gas hob and oven with stainless steel hood above. There is a polycarbonate sink. There is a double-glazed door giving access to the rear garden. Double glazed window with a fitted roller blind. Laminate flooring.



DINING ROOM: -
Approximately 11'0" x 10'3". The dining room has two double glazed windows offering outlook to the side and rear of the property and having fitted vertical blinds. There is a door giving access to the garage. Downlights. Carpet. Radiator.

W.C.: -
There is a downstair w.c. with wash hand basin. The double-glazed window offers a good deal of natural light. Vinyl flooring. Downlights. Radiator.







UPSTAIRS HALLWAY: -
Fitted carpet. Built-in linen cupboard. Hatch giving access to the attic space.

MASTER BEDROOM: -
Approximately 19'3" x 11'0". This is a good-sized bedroom with two double-glazed windows offering pleasant outlook towards the front and rear of the property. Fitted vertical blinds. Carpet. Radiator.



BEDROOM 2: -
Approximately 9'11" x 9'11". Another good-sized bedroom with a double-glazed window offering an outlook with views towards the front. Fitted vertical blinds. Built-in wardrobe offering hanging and shelving space. Carpet. Radiator.

BEDROOM 3: -
Approximately 10'5" x 7'1". This room has a double-glazed window to the rear of the property. Fitted vertical blinds. Carpet. Radiator.



BEDROOM 4: -
Approximately 8'10" x 8'5". This bedroom has a double-glazed window offering outlook towards the front and having fitted vertical blinds. Carpet. Radiator.

FAMILY BATHROOM: -
The family bathroom comprises a three-piece suite which includes a W.C., vanity wash hand basin with fitted drawers below and a bath with electric 'Triton' shower above. Tiled splash back. Vinyl flooring. Towel radiator.

EXTERNAL: -
The garden to the front is mainly laid in grass with border shrubs and flowers. There is a driveway offering off street parking for several cars and allowing access to the garage which has an up and over door. The rear garden has an area of artificial grass with decorative stone chips. There is a stone-built garage within the rear garden offering excellent storage space. Paved patio area. Rotary clothes drier.



INCLUDED IN SALE: -
All floor coverings and window blinds where fitted.

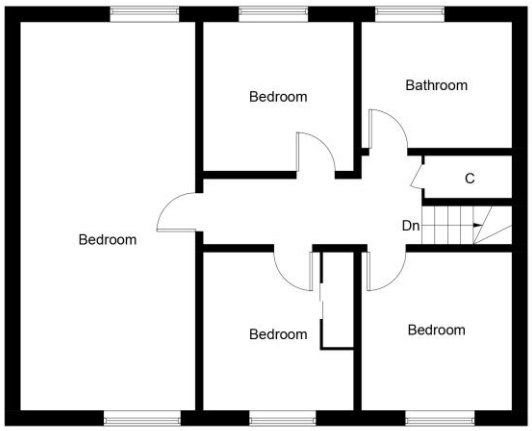




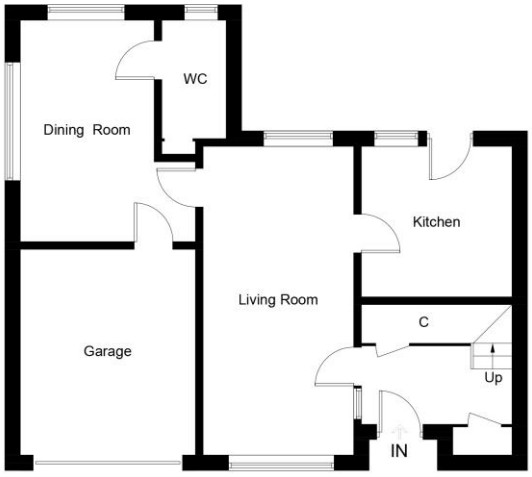








First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID904414)

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

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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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