

CB

CAMPBELL BOATH

64 ESKDALE AVENUE, DUNDEE,
OFFERS OVER £135,000

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 Vestibule, Hall, Lounge, Kitchen, Conservatory, Three Bedrooms, Shower Room.
Driveway and 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 two 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. Externally the property has a monoblock driveway offering off street parking and is set-in well-maintained garden grounds. Early internal viewing is highly recommended.

ENTRANCE: -
A hard wood door gives access to the entrance vestibule which has an attractive glazed door to the hallway. Built-in cloak cupboard. There is a carpeted stairway giving rise to the upper floor accommodation. Hardwood flooring. Radiator.

LOUNGE: -
Approximately 14'5" x 13'11". The lounge is a good size with a large double-glazed window offering pleasant outlook to the front of the property. Fitted Venetian blinds. Wall lights. Hardwood flooring. Radiator.

KITCHEN: -
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. There is a double-glazed window offering outlook towards the rear garden. Fitted roller blind. Integrated appliances included a gas hob with stainless steel hood above, eye level oven, microwave, fridge and freezer. UPVC door allowing access to rear garden. Vinyl flooring. Radiator.

CONSERVATORY:
The conservatory is located to the side of the property and has laminate flooring and fitted Venetian blinds. Radiator.

SHOWER ROOM: -
The shower room comprises W.C., vanity wash hand basin with cupboards below and a shower enclosure with an electric Triton shower above. A double-glazed window offers a good deal of natural light. Fitted roller blind. Vanity mirror. Wall and floor tiling. Parador ceiling with downlights. Extractor fan. Towel radiator.













UPPER FLOOR LANDING: -
The upper floor landing is carpeted and has a double-glazed window offering a good deal of natural light and outlook toward the front of the property. Fitted Venetian blinds. Two built-in storage cupboards. Hatch allowing access to the attic. Radiator.

BEDROOM 1: -
Approximately 12'11" x 11'3". This is a spacious double bedroom with wall length built in wardrobes with attractive mirror sliding doors. Double glazed window offering pleasant outlook towards the rear of the property. Fitted Venetian blinds. Laminate flooring. Radiator.

BEDROOM 2: -
Approximately 12'11" x 11'3". This bedroom has a double-glazed window offering outlook towards the front of the property. Fitted Venetian blinds. Two fitted wardrobes. Laminate flooring. Radiator.

BEDROOM 3: -
Approximately 12'11" x 11'3". This bedroom has two double-glazed windows with outlook towards the rear and side of the property. Fitted Venetian blinds. Laminate flooring. Radiator.









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

EXTERNAL: -

The front garden is of low maintenance and is laid in mini block with a driveway to the side accessed by wrought iron gates. The rear garden is fully enclosed and has an area of artificial grass and a patio area. Green house. Garden shed. Outside water tap.



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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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