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CAMPBELL BOATH

45 LINTON ROAD, DUNDEE, DD2 2SY
OFFERS OVER £165,000

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, Lounge, Kitchen, Dining Room/Bedroom 3, Bathroom. Upper floor Two Bedrooms & Shower Room. External: Driveway and Garden.

This well-presented SEMI-DETACHED VILLA is located in the popular residential area of Dryburgh. The property is close to all local amenities including shops, schools and a main bus route to the city centre. The property offers spacious family accommodation on two floors. Benefits include gas heating, double glazing and a driveway offering off street parking. Early internal viewing is highly recommended.



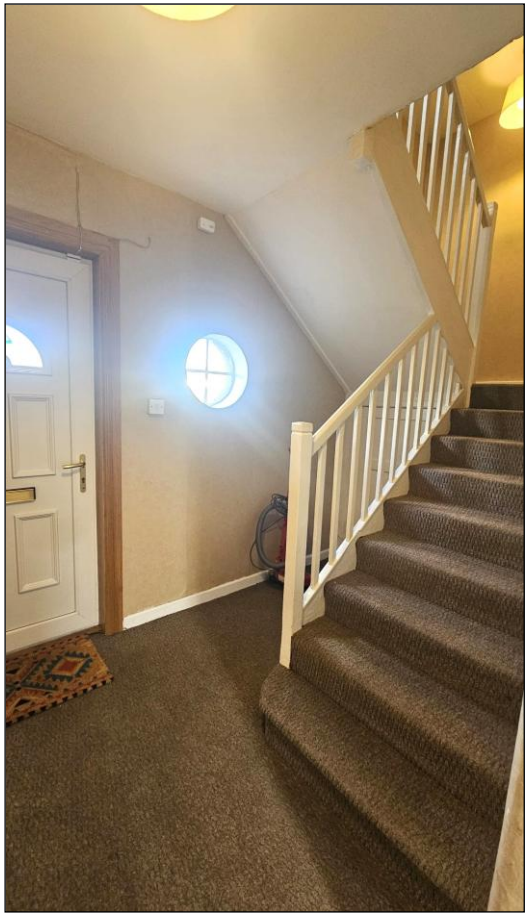
ENTRANCE: -
A UPVC door gives access to the entrance hall. There is a carpeted stairway giving rise to the upper floor accommodation. Under stair storage cupboard housing the boiler. Carpet. Radiator.

LOUNGE: -
The lounge is spacious and has a large double-glazed window offering pleasant outlook towards the front of the property. Fitted vertical blinds. Carpet. Radiator.



KITCHEN: -
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 an electric hob with oven below and extractor extractor hood above. Parador style ceiling with downlights. There is a double-glazed window offering pleasant outlook towards the rear of the property. Fitted roller blind. Breakfast bar area. Tiled flooring. Radiator.

DINING ROOM: -
This is a good-sized bedroom with double-glazed window offering pleasant outlook towards the side of the property. Fitted vertical blinds. Carpet. Radiator.







BATHOOM: -
The bathroom is located on the ground floor and comprises a W.C., wash hand basin and a bath with an electric Triton shower above. Tiled splashback. Vinyl flooring. Radiator.

UPPER FLOOR LANDING: -
The upper floor landing is carpeted and has a built-in shelved linen cupboard. Hatch allowing access to the floored attic. Double glazed window offering a good deal of natural light and outlook to the front of the property. Fitted vertical blinds.

BEDROOM 1: -
This bedroom has a double-glazed window offering pleasant outlook towards the rear of the property. Built-in storage cupboard. Carpet. Radiator.

BEDROOM 2: -
This is another good-sized bedroom with double glazed window offering outlook to the front of the property. Fitted vertical blinds. Built-in storage cupboard. Carpet. Radiator.

SHOWER ROOM: -
The shower room comprises a three-piece suite, W.C., wash hand basin and a shower enclosure with an electric shower. Tiled splash back. A double-glazed window offers a good deal of natural light. Fitted roller blind. Radiator. Vinyl flooring.











EXTERNAL: -

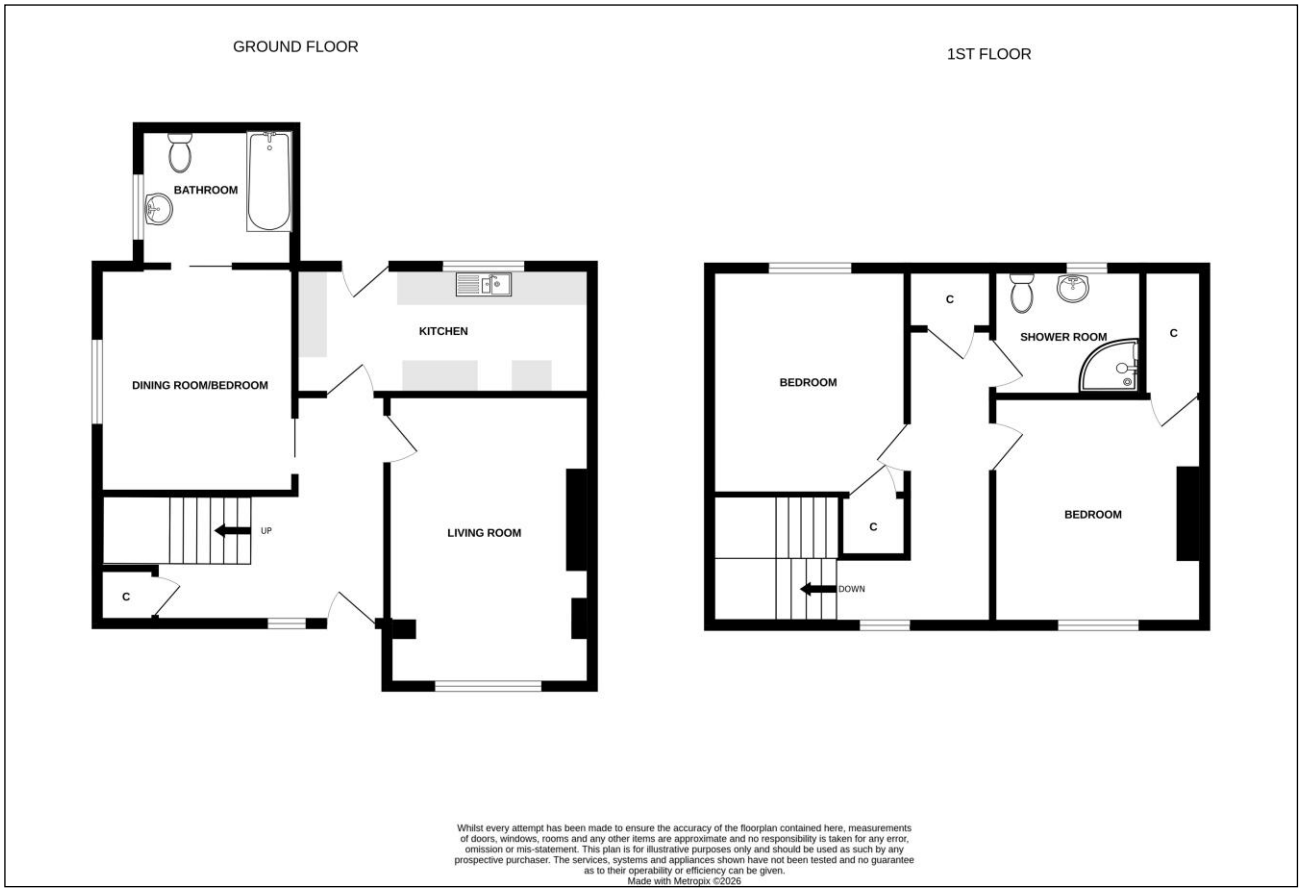
There is a driveway to the front of the property and an area of grass with border shrubs and bushes. The rear garden is enclosed and has a paved area and an area of grass with border shrubs and bushes. Garden shed.

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





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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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