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CAMPBELL BOATH

21 CAMPERDOWN ROAD, DUNDEE, DD3 8RP

OFFERS OVER £264,999 HOME REPORT VALUE = £270,000

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, Dining Room, Two Bedrooms, Family Bathroom. Upper Floor: Two Bedrooms & Shower Room. External: Driveway, Front & Rear Gardens.

This well-presented FOUR-BEDROOM DETACHED HOUSE is located in a popular residential area of Dundee. The property offers spacious family accommodation over two floors. The location offers easy access to the Kingsway outer ring road and is within easy reach of local amenities including shops, schools, universities and bus. The property benefits from double glazing and gas central heating. Early internal viewing is highly recommended.

ENTRANCE: -
A UPVC door gives access to the entrance vestibule. Built-in storage cupboard. Carpet. Door giving access to the hall. Vinyl flooring. Radiator.

LOUNGE: -
Approximately 13'7" x 10'"0. The lounge is a good size and has a double-glazed window offering pleasant outlook to the rear of the property. There is a carpeted staircase giving rise to the upper floor. Ceiling rose. Laminate flooring. Radiator.

DINING ROOM: -
Approximately 13'5" x 12 x 12'12". The dining room is spacious and has a double-glazed bay style window offering outlook towards the front of the property. Fitted vertical blinds. There is a shelved display alcove. Vinyl flooring. Radiator.

KITCHEN: -
Approximately 10'5" x 4'8". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces. There is a stainless-steel sink with plumbing connections for a washing machine and dishwasher. There is a double-glazed window offering outlook towards the rear garden. Fitted roller blind. Integrated appliances included a gas hob with electric oven below and extractor hood above, dishwasher, fridge and freezer. Breakfast bar. Vinyl flooring. Radiator. UPVC door allowing access to rear garden.





BATHROOM: -
The bathroom comprises W.C., vanity wash basin with cupboards below and a bath with thermostatic shower above. Wet wall splash back. There is a double-glazed window offering a good deal of natural light. Vinyl flooring. Downlights. Towel radiator.





BEDROOM 1: -
Approximately 12'11" x 10'8". This is a good-sized style double bedroom with bay style double glazed window offering pleasant outlook towards the front of the property. Fitted Venetian blinds. Carpet. Radiator.





BEDROOM 2: -
Approximately 10'9" x 10'0". This is another good-sized bedroom with double glazed window offering outlook to the rear of the property. Fitted Venetian blinds. Carpet. Radiator.





UPPER FLOOR

BEDROOM 3: -
Approximately 16'0" x 11'11". This spacious bedroom has a double-glazed window offering outlook towards the front of the property. Fitted Roller blind.

Built-in storage cupboard. Downlights. Carpet. Radiator.

BEDROOM 4: -

Approximately 13'5" x 7'6". This bedroom has a double-glazed Velux window with fitted blind. Built-in storage cupboard. Laminate flooring. Downlights. Radiator.

SHOWER ROOM: -

The shower room comprises W.C., vanity wash hand basin with cupboards below and shower enclosure with thermostatic shower. Radiator.

EXTERNAL: -

There is a driveway to the front of the property offering off street parking. Area of grass with border shrubs. To the rear there is a fully enclosed garden with a paved patio and decking area.





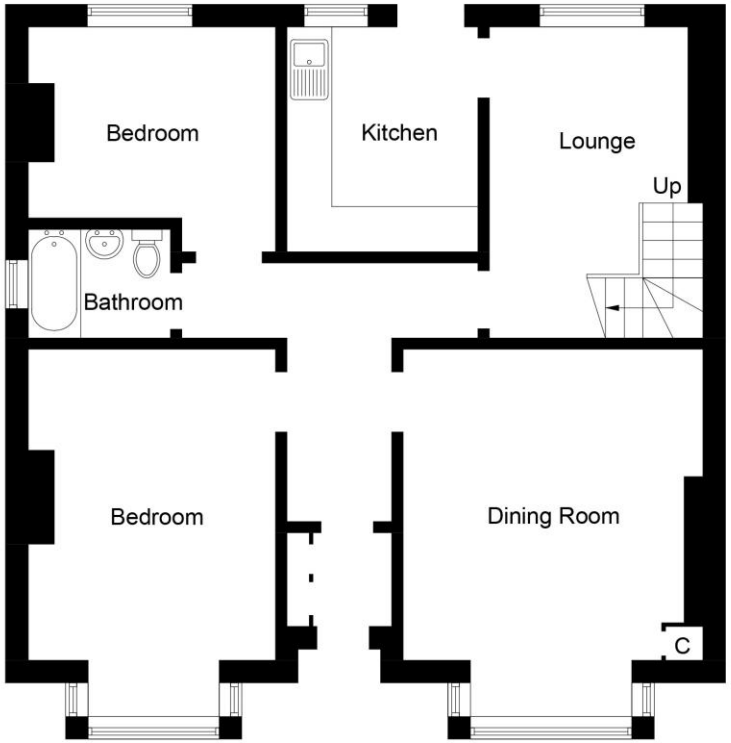




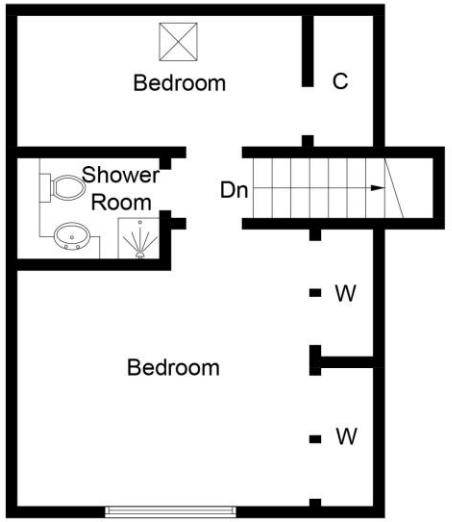
Owner: Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on 01382 202060
or **Email**: property@campbellboath.com

Office Opening Hours: Monday - Friday 9am - 5pm



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1329326)

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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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