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CAMPBELL BOATH

57 RIVERSIDE ROAD, WORMIT, DD6 8LL
OFFERS OVER £250,000

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, Office, Shower Room, Kitchen, Three Bedrooms and Bathroom.

External: Private Rear Garden.

This spacious THREE-BEDROOM MAIN DOOR UPPER SPLIT VILLA is located in a popular residential area. The property is in move in condition and offers excellent family accommodation over two floors with panoramic views to the rear of the River Tay and Rail Bridge. Close to all local amenities including shops, primary school and a main bus route. The property is freshly decorated throughout and has many original features including period style fireplaces and ceiling cornicing. Benefits include gas central heating and double glazing. 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. Built-in under stair storage cupboard. Two radiators.

LOUNGE: -

Approximately 22'5" x 13'7". This spacious room has a large bay style double-glazed window offering pleasant outlook towards the front of the property. The room is tastefully decorated and is enhanced my ornate ceiling cornicing and centre rose. There is a period style feature fireplace. Built-in storage cupboard. Radiator.

KITCHEN: -

Approximately 14'5" x 11'9". 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. There is a double-glazed window offering pleasant outlook towards the rear garden area with views of the River Tay and beyond to the Rail Bridge. There is ample space for a family table and chairs. Clothes drying horse. Vinyl flooring. Radiator.

OFFICE: -

Approximately 9'8" x 7'1". The office is accessed from the hall by a glazed door and has a large double-glazed window offering pleasant outlook of the rear garden with views towards the River Tay and Rail Bridge. Carpet. Radiator.

SHOWER ROOM: -

The shower room comprises W.C., vanity wash hand basin with cupboards below and a shower enclosure with electric 'Mira' shower above. Tiled splashback. Vanity mirror. There is a double-glazed window offering a good deal of natural light. Parador style ceiling with downlights. Tiled flooring. Radiator.







BEDROOM 1: -
Approximately 13'7" x 12'9". This spacious bedroom has a double-glazed window offering outlook towards the front of the property. There is a period style fireplace. Carpet. Radiator.

UPPER FLOOR LANDING: -
The upper landing has a glazed window offering natural light. Hatch giving access to the attic. Built-in storage cupboard.

BEDROOM 2: -
Approximately 14'1" x 13'5". This spacious bedroom has a double-glazed window offering pleasant outlook towards the front of the property. Carpet. Radiator.

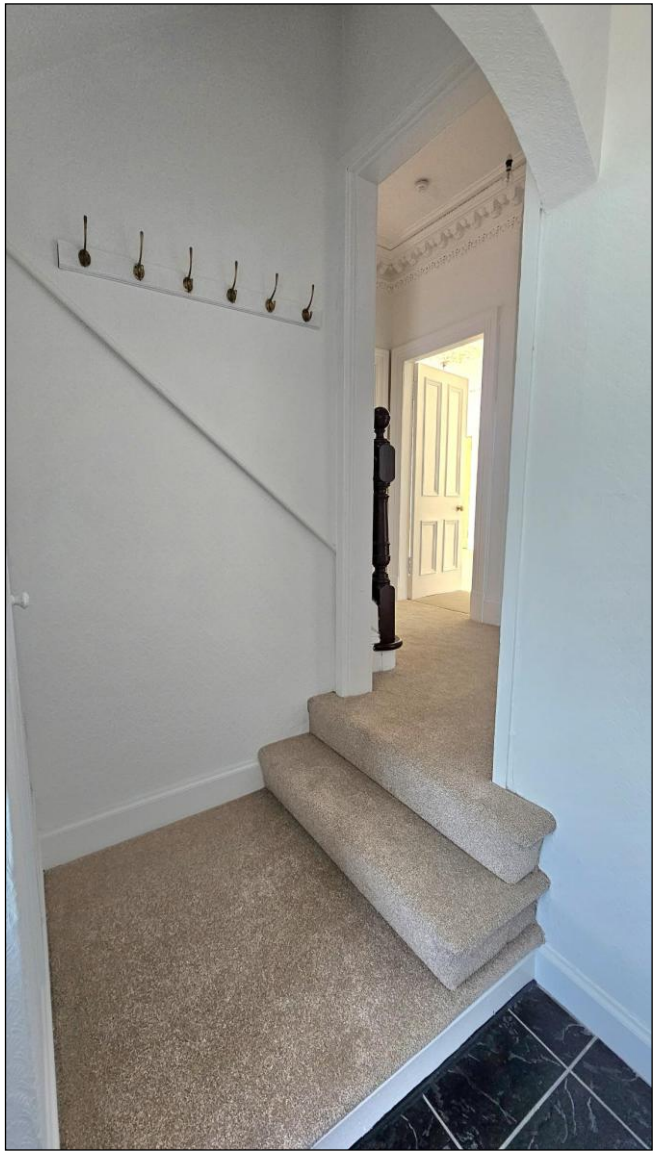
BEDROOM 3: -
Approximately 14'5" x 13'5". With double glazed window offers out tool toward the rear with views of the River Tay. Carpet. Radiator.

BATHROOM: -
The bathroom comprises a W.C., wash hand basin and a bath. Wall and floor tiling. A Velux window offers a good deal of natural light.

EXTERNAL: -
There is a private area of garden ground to the rear of the property which has an area of grass. Garden shed.







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



















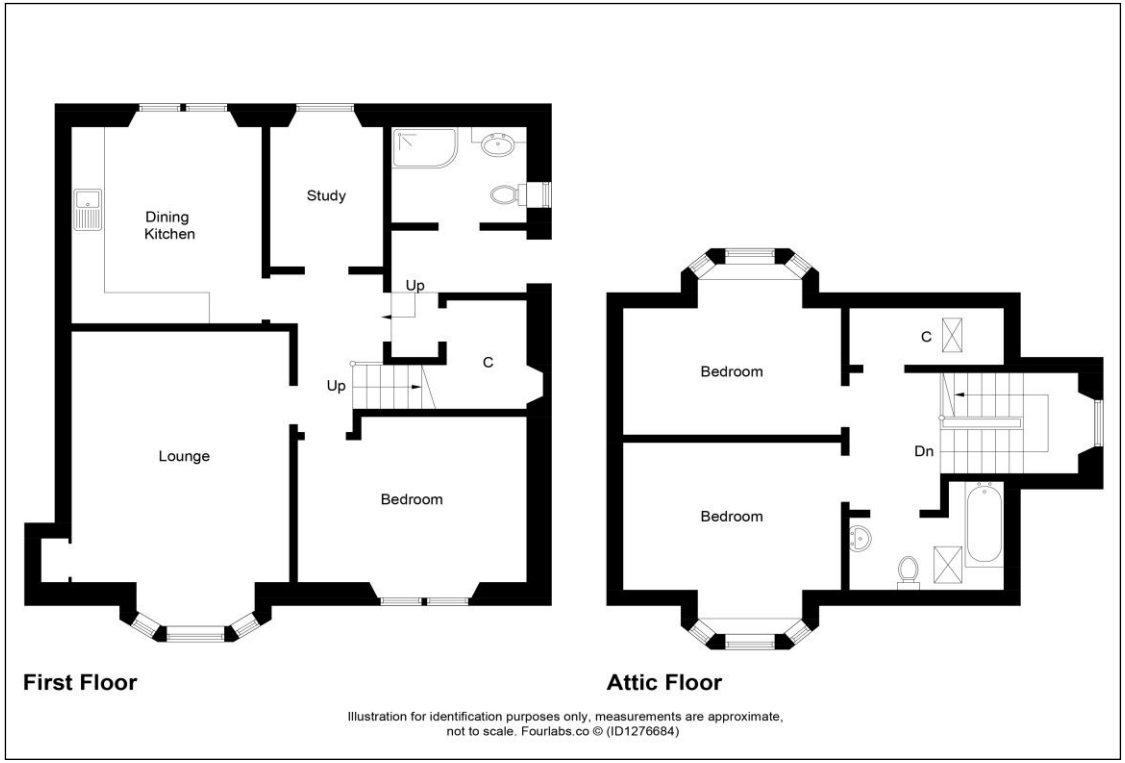

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All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warrenty can be given and any potential purchaser should satisfy themselves as to the accuracy of.

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