



CB

4 APPLEBY PLACE, DUNDEE, DD3 9BL
OFFERS OVER: £130,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

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www.campbellboath.com

Accommodation Comprises: Vestibule, Lounge, Dining Kitchen, Three Bedrooms, Shower Room, Front and Rear Gardens.

This well presented THREE BEDROOM END TERRACE VILLA is situated in a much sought after residential area in a quiet cul-de-sac. Close to all local amenities including schools, shops and a main bus route. Benefits include gas central heating and double glazing. Early internal viewing is highly recommended. Included in the sale are all floor coverings and window blinds.

VESTIBULE:-

A double glazed door gives access to the vestibule. Utility cupboard. Laminate flooring.

LOUNGE:-

Approximately 5.5m x 5.0m. This good sized lounge has a large double glazed window with views towards the front garden with fitted vertical blinds. There is an open plan staircase which gives rise to the upper floor accommodation. Laminate flooring. Radiator.

DINING KITCHEN:-

Approximately 5.5m x 3.2m. This room has two clearly defined areas. The kitchen has a range of base and wall mounted storage cupboards having contrasting work surfaces and ceramic tiled splash back. Integrated appliance include oven, grill and electric hob with extractor hood above. The stainless steel sink has plumbing connections for a washing machine. There is a breakfast bar area with storage cupboards and drawers. A double glazed window offers a pleasant westerly outlook with views towards the rear garden and having fitted Venetian blinds. There is a double glazed door giving direct access towards the rear garden. The dining area offers ample space for a family dining table and chairs. There is a double glazed window offering a pleasant outlook towards the rear with fitted Venetian blinds. Laminate flooring throughout. Radiator.

UPPER HALL:- With access to the attic by way of a Ramsay style ladder. Linen cupboard. Carpet. Radiator. Stairway to upper level with fitted carpet.

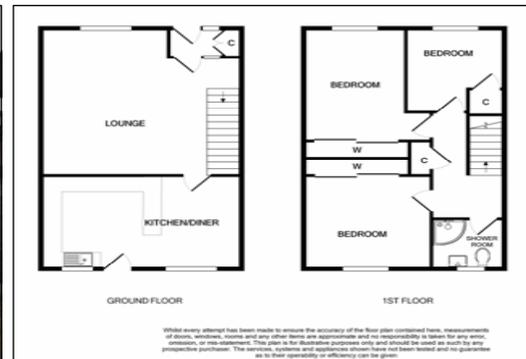
BEDROOM 1:-

Approximately 4.1m x 3.5m. A good sized double bedroom with a double glazed window offering a westerly outlook with views towards the rear with fitted Venetian blinds. There are wall length fitted wardrobes offering ample hanging and shelving space and having attractive sliding doors. Carpet. Radiator.

BEDROOM 2:-

Approximately 3.4m x 3.2m. Master bedroom with a double glazed window offering views towards the front with fitted Venetian blind. There are wall length fitted wardrobes offering ample hanging and shelving space and having attractive sliding doors. Carpet. Radiator





BEDROOM 3:-

Approximately 3.0m x 2.7m. Another good sized bedroom with a double glazed window offering views towards the front with fitted Venetian blind. There is a recessed shelved storage area which could be adapted to suit individual requirements. Carpet. Radiator.

SHOWER ROOM :-

Recently refurbished and comprising W.C., wash hand basin and a quadrant shower enclosure with an electric shower. The double glazed window offers a great deal of natural light and has a fitted Venetian blind. Vanity wall mirror. Laminate floor.

EXTERNAL:-

The front garden is fully enclosed and is mainly laid in stone chips with border hedging. The rear garden is also fully enclosed. Fully paved with rotary dryer and 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

N.B: It should be noted that there is a home report available on this property. Please contact solicitor.



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 warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.