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243 HILLTOWN, DUNDEE, DD3 7AN
OFFERS OVER: £115,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

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www.campbellboath.com

Accommodation Comprises: Ground Floor:- Entrance Hall, 2 Rooms, Kitchen and Bathroom. First Floor:- Entrance Hall, Lounge, Dining/Kitchen, Bathroom. Top Floor:- 2 Bedrooms. External:- Gardens.

This is a SUBDIVIDED DETACHED TWO BEDROOM VILLA ON THE UPPER LEVELS WITH A SELF CONTAINED PROEPTY ON THE GROUND FLOOR. The property is situated in a much sought after residential area. Close to all local amenities including schools, shops and a main bus route. The property requires a degree of modernisation however still retains many original features. 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.

SELF CONTAINED APARTMENT - GROUND FLOOR

ENTRANCE HALLWAY:-

A hard wood door gives access from the garden area to the hallway. Carpet. Radiator.

KITCHEN:-

Approximately 15'0" x 8'0". With a range of base and wall mounted storage cupboards having contrasting work surfaces. Integrated appliances include an electric oven and gas hob. The stainless steel sink has plumbing connections for a washing machine. A double glazed window offers an outlook towards the garden area. Laminate flooring. Radiator.

ROOM:-

Approximately 12'7" x 11'6". This room has a double glazed window offering an outlook towards the garden and has fitted vertical blinds. Carpet. Radiator.

ROOM:-

Approximately 10'10" x 8'6". This room has a carpet and radiator.

BATHROOM:-

Comprising W.C, wash hand basin and a bath with an electric shower above. There is a fitted shower screen and ceramic tile splash back. Fitted floor tiles. Radiator.

FIRST FLOOR

ENTRANCE HALL:-

A substantial hard wood door gives access to the reception hallway with a stairway giving rise to the upper-level accommodation. Radiator.

LOUNGE:-

Approximately 16'8" x 14'8". This room has double glazed windows offering a pleasant outlook. There is a built-in storage cupboard. Radiator.





DINING/KITCHEN:-

Approximately 12'9" x 10'4". With a range of base and wall mounted storage cupboards having contrasting work surfaces and ceramic tile splash back. Integrated appliances include a gas hob. The stainless steel sink has plumbing connections for a washing machine. A double glazed window offers a good deal of natural light. There is space for a dining table and chairs. Radiator.

BATHROOM :-

Comprising W.C., wash hand basin and a bath with a thermostatic shower above. There is a fitted shower screen and wet wall splash back. Floor tiles.

BEDROOM 1:-

Approximately 16'7" x 12'2". This double bedroom has a double glazed window offers an outlook of the surrounding area. Radiator.

BEDROOM 2:-

Approximately 16'7" x 12'6". Another good sized double bedroom with a double glazed window has a pleasant outlook. Radiator.

EXTERNAL:-

There are garden areas to the front and rear of the property.



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.

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