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123 WHITFIELD RISE, DUNDEE, DD4 0BJ
OFFERS OVER: £75,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

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MEMBER

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www.campbellboath.com

Accommodation Comprises: Entrance Hall, Lounge/Dining Room, Kitchen, Two Bedrooms, Bathroom and Gardens.

This well presented MID TERRACE TWO BEDROOM VILLA is situated in a much sought after residential area. The property is close to all local amenities including Schools, Shops and a main bus route. Benefits include gas central heating and double glazing. There are fully enclosed gardens to the front and rear. Early internal viewing is highly recommended. Included in the sale are all floor coverings and window blinds.

ENTRANCE HALL:-

A double glazed door gives access to the reception hallway where there is a stairway giving rise to the upper level accommodation. A double glazed window offers a bright southerly outlook with views towards the front garden. Fitted vertical blinds. There is a built-in utility cupboard/cloak room. Under stair storage cupboard. Laminate flooring. Radiator.

LOUNGE/DINING ROOM:-

Approximately 23'3" x 10'5". This room has two clearly defined areas. The lounge has a double glazed window offering a bright southerly outlook with views towards the front. Fitted vertical blinds. There is a feature fire place with marble back and hearth. The dining area offers ample space for a family dining table and chairs. The double glazed window offers an outlook to the rear garden and has a fitted vertical blind. Laminate flooring fitted throughout. Two radiators.

KITCHEN:-

Approximately 9'2" x 8'2". With a range of base and wall mounted storage cupboards having contrasting work surfaces and ceramic tile splash back. There is a gas cooker point. The stainless steel sink has plumbing connections for a washing machine. There is a substantial hard wood door giving access to the rear garden. The double glazed window offers an outlook towards the rear gardens and having fitted roller blinds. Vinyl flooring.

The stair way to the upper hall is fully carpeted. The upper hall has a built-in linen cupboard.

BEDROOM 1:-

Approximately 14'11" x 8'5". This good sized double bedroom has two double glazed windows offering a bright southerly outlook with views towards the front and has fitted Venetian blinds. There are wall length fitted wardrobes having ample hanging and shelving space. Built-in shelved storage cupboard. Carpet. Radiator.

BEDROOM 2:-

Approximately 12'1" x 7'2". Another good sized double bedroom with a double glazed window offers an outlook with views towards the rear and has a fitted Venetian blind. There is a built-in double wardrobe with overhead storage cupboards offering excellent storage space. Carpet. Radiator.



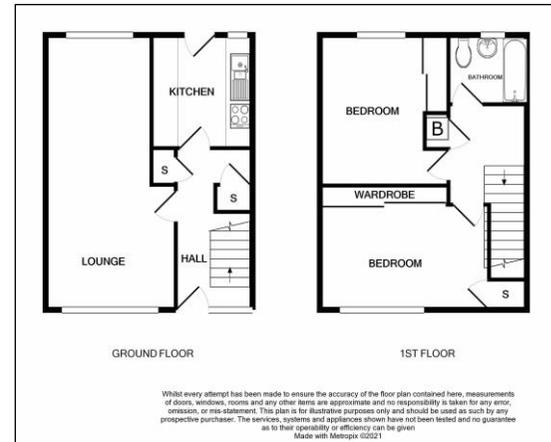


BATHROOM :-

Comprising a three-piece suite W.C., wash hand basin and a bath with an electric shower above. There is wet wall splash back fitted throughout. Extractor fan. Vinyl flooring. Radiator.

EXTERNAL:-

The front garden is fully enclosed and mainly laid in grass. The rear garden is mainly laid in grass and offers clothes drying facility. 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.