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27 MCLEAN STREET, DUNDEE, DD3 9QQ
OFFERS OVER: £115,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

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MEMBER

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

This well presented END TERRACE TWO BEDROOM VILLA is situated in a much sought after residential area. The property offers excellent move in family accommodation on two levels and benefits include gas central heating and double glazing. The property is close to all local amenities including Schools, Shops and a main bus route. The front garden offers off street parking with access by way of ornate wrought iron gate. 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. Vinyl flooring. Radiator.

LOUNGE/DINING ROOM:-

Approximately 19'7" x 9'8". This room has two clearly defined areas. The lounge has a double glazed window offering a pleasant outlook with views towards the front. Fitted vertical blinds. The room is tastefully decorated which is enhanced by way of ceiling downlights. 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. Two radiator.

KITCHEN:-

Approximately 13'8" x 8'2". With a range of base and wall mounted storage cupboards having contrasting work surfaces and ceramic tile splash back. Integrated appliances include an oven, gas hob and a stainless-steel extractor hood above. The stainless steel sink has plumbing connections for a washing machine. Breakfast bar area. The double glazed window offers a pleasant outlook towards the rear and has a fitted Venetian blind. A double glazed door gives access to the south facing garden. Vinyl flooring. Radiator.

The upper hall gives access to the attic. Carpet.

BEDROOM 1:-

Approximately 14'4" x 10'5". This good sized double bedroom has two double glazed windows offering a pleasant outlook with views towards the front. There is a built-in storage cupboard and wall length fitted wardrobes offering ample hanging and shelving space and having attractive doors. Carpet. Radiator.

BEDROOM 2:-

Approximately 10'8" x 10'2". Another good sized double bedroom with a double glazed window offers an outlook with views towards the rear. There is a built-in shelved storage cupboard. Carpet. Radiator.



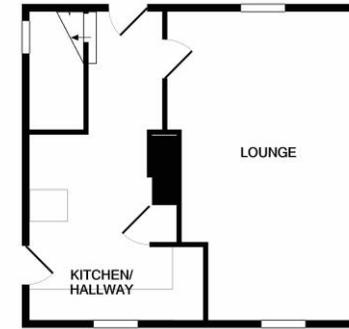


BATHROOM :-

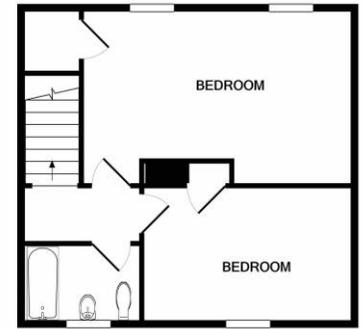
Comprising W.C., wash hand basin and a bath with a Mira sport electric shower above. There is a fitted shower screen and ceramic tiling fitted throughout. A double glazed window offers a great deal of natural light. Floor tiles. Radiator.

EXTERNAL:-

The front garden is of low maintenance and is laid with mono block offering off street parking. Ornate wrought iron gates. There is a private paved fully enclosed garden to the side of the property and a communal rear garden.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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