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21 EARLSTON AVENUE, DUNDEE, DD4 0TH
OFFERS OVER: £155,000

**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, Three Bedrooms, Bathroom and Garden.

This well presented THREE BEDROOM SEMI-DETACHED VILLA is situated in a much sought-after residential area. The property is close to all local amenities in Broughty Ferry including Schools, Shops and a main bus route. Benefits include gas central heating and double glazing. The property is in excellent decorative order and is in move-in condition. There is a fully fitted kitchen with integrated appliances. A feature of this property is the amount of storage space available. 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. Ceiling downlights. Carpet. Radiator.

LOUNGE:-

Approximately 14'4" x 13'5". A large double-glazed window offers a pleasant open outlook to the front with fitted vertical blinds. The room is tastefully decorated which is enhanced by way of a plain ceiling cornice. There is a built-in under stair storage cupboard. Ceiling downlights. Carpet. Radiator.

KITCHEN/DINING ROOM:-

Approximately 16'7" x 10'8". 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 tile splash back. Integrated appliances include an electric oven, gas hob with stainless steel splash back and a stainless steel extractor hood. The stainless steel sink has plumbing connections for a washing machine. There is ample space for other white meter appliances. Worcester combi boiler. The double glazed window offers a pleasant outlook towards the rear garden and has a fitted roller blind. A double glazed door gives access to the rear garden. The dining area offers ample space for a family dining table and chairs. There is a double glazed with a southerly view towards the rear garden. Fitted roller blind. There is a walk-in shelved storage cupboard. Laminate flooring. Radiator.

The upper hall has a built-in linen cupboard. A double glazed window offers a good deal of natural light and has a fitted roller blind. Access to the partially floored attic by way of a Ramsey style ladder. Carpet.

BEDROOM 1:-

Approximately 13'5" x 8'2". This good sized double bedroom has a double glazed window offering a pleasant southerly outlook with views towards the rear. There is a recessed wardrobe area offering hanging and shelving space. Carpet. Radiator.

BEDROOM 2:-

Approximately 10'2" x 8'2". Another good-sized double bedroom with a double glazed window offers a pleasant outlook with views towards the front. Fitted roller blind. There is a built-in double wardrobe offering excellent storage space. Carpet. Radiator.





BEDROOM 3:-

Approximately 10'2" x 9'2". This double bedroom has a double glazed window offering an outlook to the front. There is a recessed storage area. Carpet. Radiator.

BATHROOM :-

Comprising a modern white three-piece suite W.C., vanity wash hand basin with utility cupboard below and a bath with an electric shower above. There is a fitted shower screen and attractive ceramic wall tiling fitted throughout. A double glazed window offers a great deal of natural light. Vanity wall mirror. Ceiling downlights. Floor tiles. Central heated towel rail.

EXTERNAL:-

The front garden has a range of shrubs and bushes. The rear garden is south facing with a paved patio area and BBQ area. Rotary dryer. Garden sheds.



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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