



CB

7 KINGSWAY TERRACE, DUNDEE, DD3 8JU
OFFERS OVER: £140,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

**Accommodation Comprises: Entrance Hall, Lounge/Dining,
Kitchen, W.C. Upper Level: Three Bedrooms, Shower Room.
External: Driveway and Rear Garden.**

This is a spacious MID TERRACED THREE BEDROOM VILLA which is situated in a sought-after residential area. The property is close to all local amenities including shops, primary and secondary schools and a main bus route. The property offers excellent family accommodation on two levels. Benefits include double glazing and gas central heating. All floor coverings are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

A UPVC door gives access to the entrance hall. Laminate flooring. There is a carpeted stairway giving access to the upper floor accommodation. Radiator.

LOUNGE/DINING: -

Approximately 22'7" x 11'8". A glazed door gives access to the lounge. This is a good-sized room with two large double-glazed windows offering a pleasant outlook towards the front and rear. Laminate flooring. Vertical blinds. Radiator.



KITCHEN: -

Approximately 9'4" x 9'1". A glazed door gives access to the kitchen. There is a range of base and wall mounted storage cupboards having contrasting work surfaces. Tiled splashback. The stainless-steel sink has plumbing connections for a washing machine. There is an integrated gas hob with electric oven below and extractor hood above. There is a double-glazed window offering pleasant outlook to the rear of the property. The UPVC door gives access to the rear garden. Fitted roller blind. Laminate Flooring.

W.C:-

Comprising W.C. and wash hand basin. Laminate flooring. Towel radiator.

SHOWER ROOM: -

Comprising a built in W.C and vanity wash hand basin with utility cupboard. Shower enclosure with electric 'Mira' shower. Two double glazed windows offering a good deal of natural light. Vinyl Flooring. Radiator.





UPPER LEVEL: -

Hach giving access to the attic. Carpet. Radiator.

BEDROOM 1: -

Approximately 11'5" x 10'5". This is a good-sized bedroom with double glazed windows offering pleasant outlook towards the rear. Built-in wardrobe with attractive mirrored sliding doors. Carpet. Radiator.

BEDROOM 2: -

Approximately 10'0" x 8'3". This is another good-sized bedroom. Built in shelved cupboard. The double-glazed window offers outlook towards the front. Carpet. Radiator

BEDROOM 3: -

Approximately 9'5" x 7'1". There is a built-in shelved cupboard offering ample storage. The double-glazed window offers outlook towards the front. Fitted vertical blinds. Carpet. Radiator.

EXTERNAL: -

There is a driveway to the front of the property offering off street parking and accessed by way of wrought iron gates. There is an enclosed garden to the rear which has a paved patio area and a shed.

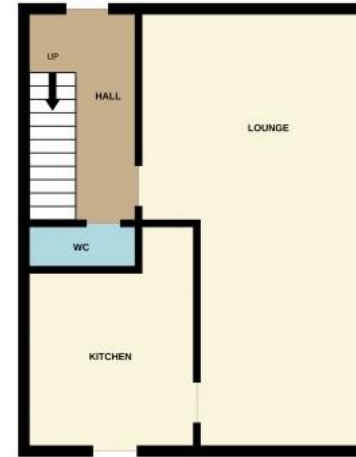
INCLUDED IN PRICE: -

All floor coverings and window blinds are included in price.





GROUND FLOOR
37.8 sq.m. approx.



1ST FLOOR
37.8 sq.m. approx.



TOTAL FLOOR AREA: 75.6 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with MetreX 2022

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



For more details regarding this property and many other properties visit our website at www.campbellboath.com or telephone our office on 01382 202060.

**CAMPBELL
BOATH**

Solicitors & Estate Agents

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.

www.campbellboath.com