



**CB**

**136 KINGHORNE ROAD, DUNDEE, DD3 6LD**  
**OFFERS OVER: £300,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**t̂spc**  
MEMBER

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**Accommodation Comprises: Vestibule, Entrance Hall, Lounge, Conservatory/Sun Room, Games Room, Dining Room, Kitchen, Utility, Bathroom, Bedroom. Upper Floor: 4 Bedrooms, Shower Room. External: Double Garage, Front, Side and Rear Gardens.**

This well presented, spacious FIVE BEDROOM DETACHED VILLA is situated in a much sought after residential area. The property offers excellent spacious family accommodation on two levels and boasts panoramic views of the River Tay and beyond to the hills of Fife. The property is close to all local amenities including schools, shops and a main bus route. Benefits include gas central heating and double-glazing. All floor coverings are included in the sale. Early internal viewing is highly recommended.

**ENTRANCE: -**

Double hardwood doors give access into the vestibule. Tiled floor. A glazed door gives access to the entrance hallway. There is a walk-in cloak cupboard with double glazed window. Polished hardwood floor. Radiator.

**LOUNGE: -**

Approximately 18'2" x 16'3". The lounge has bay style double glazed windows offering pleasant outlook towards the rear garden, with panoramic views of the River Tay and beyond to Fife. Fitted Venetian blinds. There is a feature fireplace. Wall lights. Double glazed French doors to conservatory. There are sliding doors which give access to the games room. Carpet. Two radiators.

**CONSERVATORY/SUN ROOM: -**

Approximately 17'0" x 12'9". The conservatory/sun room is accessed from the lounge and has patio doors leading to the garden. There is also a wood panelled wall which has a sliding door giving access to a games room.

**GAMES ROOM: -**

The games room can be adapted to fit individual requirements. There are two doors giving access to a storage room, which in turn gives access to the garage which has power and light.

**BEDROOM 1: -**

Approximately 15'9" x 11'11". This is a good-sized bedroom with double glazed windows offering a pleasant outlook towards the rear, with panoramic views of the River Tay and beyond to the hills of Fife. Fitted Venetian blinds. There are wall length built-in wardrobes offering ample hanging and shelving with attractive mirror sliding doors. Downlights. Carpet. Radiator.





#### REAR HALL:

The rear hall has two large built-in shelved linen cupboards. Hatch to storage area. Two radiators.



#### DINING ROOM: -

Approximately 14'6" x 11'11". The dining room has a double-glazed window offering pleasant outlook towards the rear garden, with panoramic views of the River Tay and beyond to Fife. Fitted Venetian blinds. There is a feature fireplace. Wall lights. Carpet. Radiator.



#### KITCHEN: -

Approximately 16'11" x 13'1". A glazed door gives access to the kitchen which has a range of base and wall mounted storage cupboards with contrasting work surfaces and tiled splashback. The ceramic sink has plumbing connections for a washing machine. Integrated appliances include a gas hob with extractor hood above and a double electric oven. There is a double-glazed window offering pleasant outlook towards the front. Fitted Venetian blinds. Radiator. There is a walk-in shelved pantry with double glazed window. A hardwood door gives access to a storage/utility area and a hardwood door allows access to the side of the property.



#### DOWNSTAIRS BATHROOM: -

Comprises W.C., wash hand basin, bidet and bath with thermostatic shower above. There is attractive wall tile splash back. There is a double-glazed window offering a good deal of natural light. Fitted Venetian blinds. Built-in storage cupboard. Wall lights. Carpet. Radiator.

#### UPPER FLOOR:

A glazed door gives access to the rear hall. There is a carpeted stairway giving access to the upper floor accommodation. A double-glazed window allows a good deal of natural light. Carpet. Radiator.

**ATTIC/STORAGE: -**

A glazed door allows access to the attic space which could be adapted to fit individual needs. Two Velux windows.



**BEDROOM 1: -**

Approximately 13'2" x 10'11". This is a good-sized bedroom with a double-glazed window offering pleasant outlook towards the rear with uninterrupted views of the River Tay and beyond to the Hills of Fife. There are built-in wardrobes offering ample hanging and storage space. Carpet. Radiator.



**BEDROOM 2: -**

Approximately 13'0" x 8'0". Another good-sized bedroom with a double-glazed window offering pleasant outlook towards the rear with uninterrupted views. Carpet. Radiator.



**BEDROOM 3: -**

Approximately 13'0" x 10'11". Another good-sized bedroom with a double-glazed window offering pleasant outlook towards the rear. There is a door allowing access to an attic storage room with double glazed Velux window. Carpet. Radiator.

**BEDROOM 4: -**

Approximately 10'2" x 8'0". This bedroom has a double-glazed Velux window and built-in cupboards.



**SHOWER ROOM: -**

This comprises a three-piece suite, w.c., wash hand basin and separate shower cubicle with thermostatic shower. Wall tiles. There is a double-glazed Velux window offering a good deal of natural light. Carpet. Radiator.



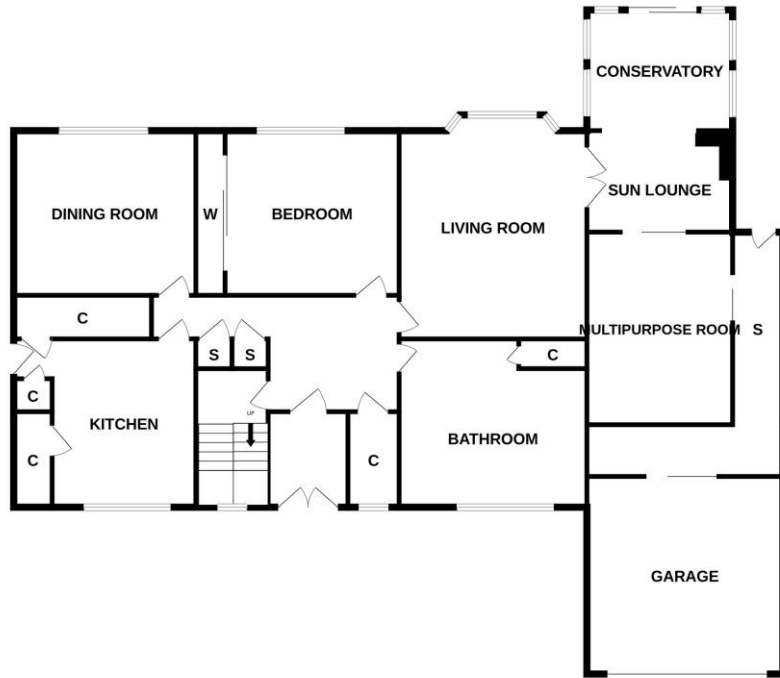
**EXTERNAL: -**

The garden to the front of the property is mainly paved with border shrubs and bushes. The rear garden offers panoramic views of the River Tay and beyond to the hills of Fife. There is a paved area with swimming pool. There are mature shrubs, trees and bushes. To the side of the garden there is a shed and a greenhouse. The garden is split level with a paved path allowing access to the lower level.

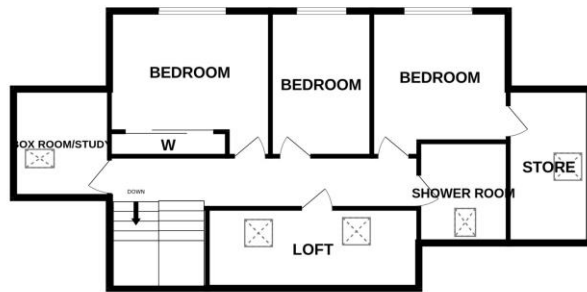
**INCLUDED IN SALE: -**

All floor coverings and window blinds where fitted are included in the sale.

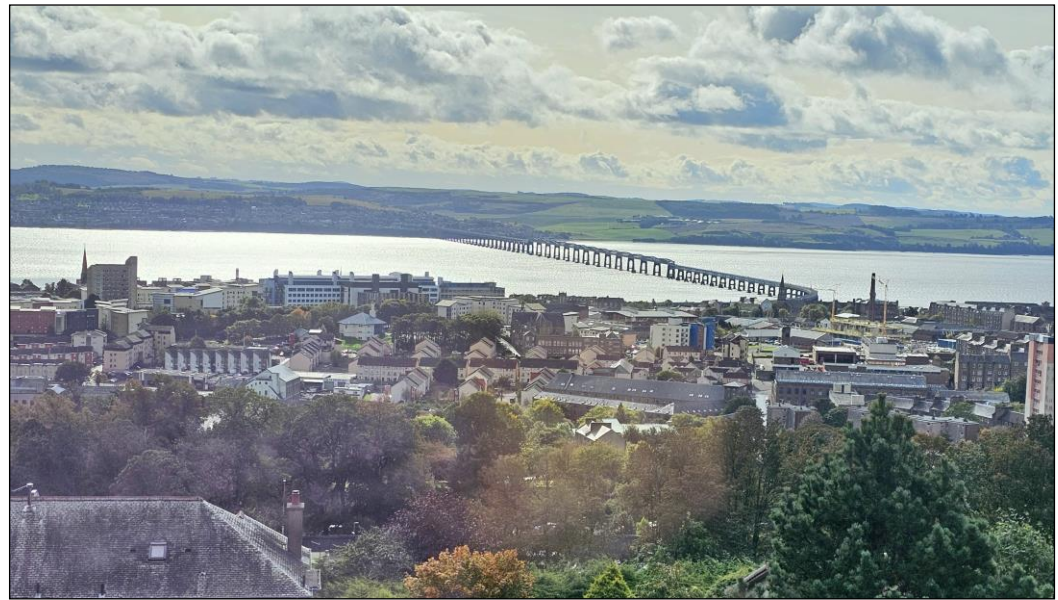
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.