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33 INCHKEITH AVENUE, BROUGHTY FERRY, DD5 2LS
OFFERS OVER: £276,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

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www.campbellboath.com

**Accommodation Comprises: Vestibule, Entrance Hall,
Lounge/Dining Room, Conservatory, Kitchen, W.C., Bedroom 3
Upper Floor: Two Further Bedrooms, Bathroom.
External: Driveway, Garage and Gardens.**

This well presented, spacious THREE BEDROOM DETACHED VILLA is situated in a much sought after residential area. The property is tastefully decorated and offers excellent spacious family accommodation on two levels. 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: -

A hardwood door give access into the vestibule. Tiled floor. A glazed door gives access to the entrance hallway. There is a built-in under stair storage cupboard. A carpeted stairway gives rise to the upper floor accommodation. Radiator.

LOUNGE/DINING ROOM: -

Approximately 28'10" x 10'10". A glazed door gives access to the lounge/dining room which has a double-glazed window offering pleasant outlook towards the front garden and double-glazed sliding door giving access to the conservatory. There is ample space for a family dining table and chairs. Feature fireplace with gas fire. Carpet. Two radiators.

CONSERVATORY: -

Approximately 11'8" x 11'9". The conservatory is accessed from the lounge and has double glazed French doors leading to the garden. Fitted blinds. Tiled Floor. Radiator.

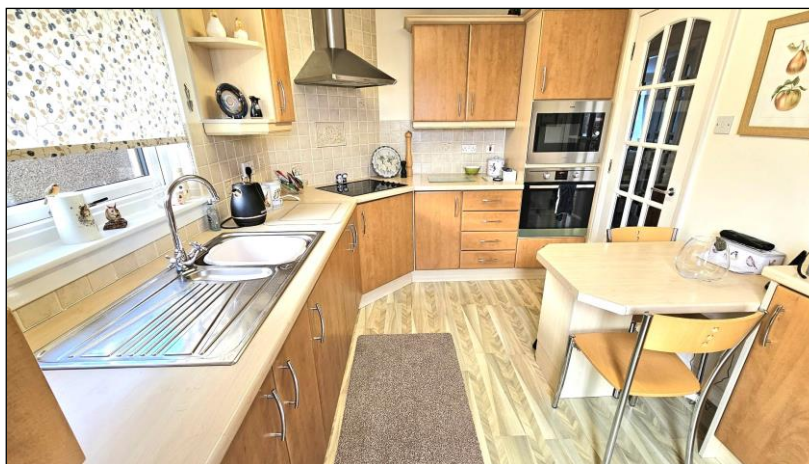
KITCHEN: -

Approximately 12'2" x 9'11". 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 stainless-steel sink has plumbing connections for a dishwasher and washing machine. Integrated appliances include a ceramic hob with stainless steel extractor hood above and an eye-level double oven, fridge and freezer. There is a double-glazed window offering outlook to the side and a breakfast bar area. Fitted roller blind. Double glazed door giving access to the rear garden. Vinyl flooring.

BEDROOM: -

Approximately 10'3" x 8'7". This is a good-sized bedroom with double glazed window offering a pleasant outlook towards the front of the property. Carpet. Radiator.





DOWNSTAIRS W.C.: -

The W.C. comprises vanity wash hand basin with cupboards below and a W.C. There is a double-glazed window offering a good deal of natural light. Vinyl flooring. Radiator.

UPPER LEVEL: -

There is a carpeted stairway that gives rise to the upper-level accommodation with a Velux window offering a good deal of natural light. Hatch allowing access to the attic space.

BEDROOM 1: -

Approximately 11'4" x 10'9". This is a good-sized bedroom with a double-glazed window offering pleasant outlook towards the front. There are built-in wardrobes offering ample hanging and storage space with attractive mirror sliding doors. Carpet. Radiator.



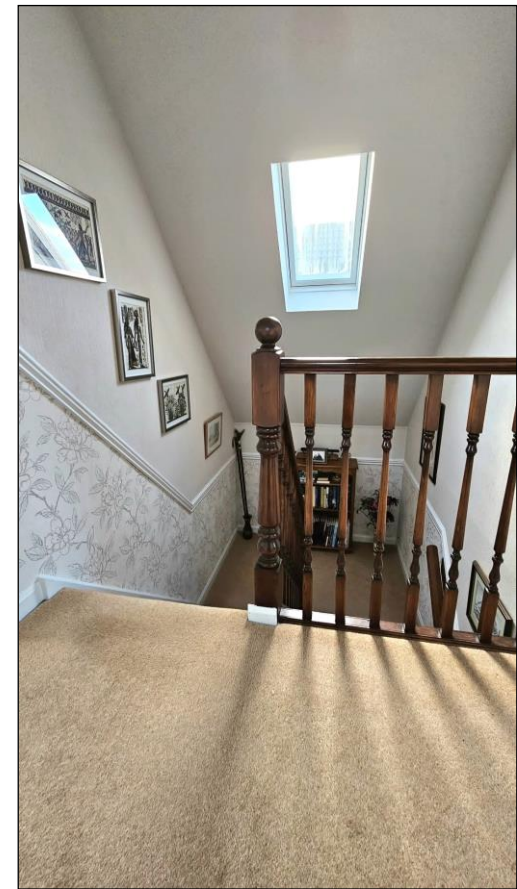
BEDROOM 2: -

Approximately 11'1" x 10'11". Another good-sized bedroom with a double-glazed window offering pleasant outlook towards the rear. There are built-in wardrobes offering ample hanging and storage space with attractive mirror sliding doors. Carpet. Radiator.



BATHROOM: -

This comprises a three-piece suite, W.C., vanity wash hand basin with cupboards below, P-shape bath and a separate shower enclosure with thermostatic shower. Attractive wall and floor tiling. Double glazed window offering a good deal of natural light. Radiator.



EXTERNAL: -

There is a mono block driveway to the front allowing off street parking and giving access to the garage which has an up and over door, power and light. The front garden is mainly laid in grass with border shrubs and trees. The rear garden is fully enclosed and has a paved patio area and an area of grass with border shrubs and trees. There is a rotary clothes drier. Outside water tap. External light. Garden shed.

INCLUDED IN SALE: -

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





Owner: Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors
on 01382 202060

Email: property@campbellboath.com

Office Opening Hours: Monday - Friday 9am - 5pm

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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.