



CB

5 CRAIGMOUNT TERRACE, DUNDEE, DD2 4PX
OFFERS OVER: £110,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

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Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Two Bedrooms & Bathroom. Front, Side and Rear Gardens.

This is a well-presented END TERRACE TWO BEDROOM VILLA which is situated in a popular residential area. The property is close to all local amenities including shops, primary and secondary schools and a main bus route. The property is tastefully decorated throughout and offers spacious accommodation on two floors. Benefits include double glazing and gas central heating. All floor coverings are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

UPVC door gives access to the entrance hall. There is a carpeted stairway allowing access to the upper floor accommodation. Tiled floor. Radiator.

LOUNGE: -

Approximately 20'11" x 10'2". A glazed door gives access to the spacious lounge which has a double-glazed window offering a pleasant outlook towards the front. Fitted Venetian blinds. There are double glazed French doors which allow access to the south facing rear garden. Fitted Venetian blinds. There is a feature fireplace with gas fire. Laminate flooring. Two radiators.

KITCHEN: -

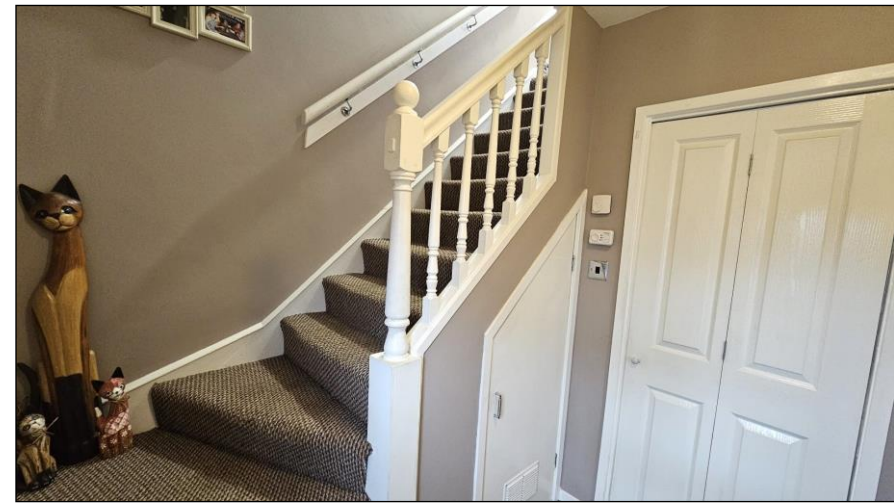
Approximately 12'0" x 7'2". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces. The stainless-steel sink has plumbing connections for a washing machine. Integrated appliances include a dishwasher, ceramic hob with electric oven below and a stainless-steel extractor hood above. There are two double glazed windows offering outlook towards the side and rear with fitted roller blinds. A UPVC door allowing access to the rear of the property. Tiled floor. Radiator.

UPPER LANDING: -

The upper floor landing is carpeted and has a hatch offering access into the attic space. There is a double-glazed window offering a good deal of natural light and outlook to the side of the property. Fitted roller blind.

BEDROOM 1: -

Approximately 15'4" x 10'1". This is a good-sized double bedroom with two double glazed windows offering outlook towards the front. Fitted roller blinds. There is a built-in storage cupboard. Laminate flooring. Radiator.



BEDROOM 2: -

Approximately 12'1" x 9'7". This is another good-sized bedroom with a double-glazed window offering pleasant outlook towards the rear. Fitted roller blind. Laminate flooring. Radiator.



BATHROOM: -

This comprises a three-piece suite, w.c., vanity wash hand basin with cupboards below and bath with electric 'Mira' shower above and fitted shower screen. Attractive wet wall splash-back. The double-glazed window offers a good deal of natural light. Fitted venetian blinds. Parador style ceiling with downlights. Tiled floor. Towel radiator.



EXTERNAL: -

There is a garden to the front, side and rear of the property which is mainly laid in grass with a paved patio area and border shrubs. Garden shed.



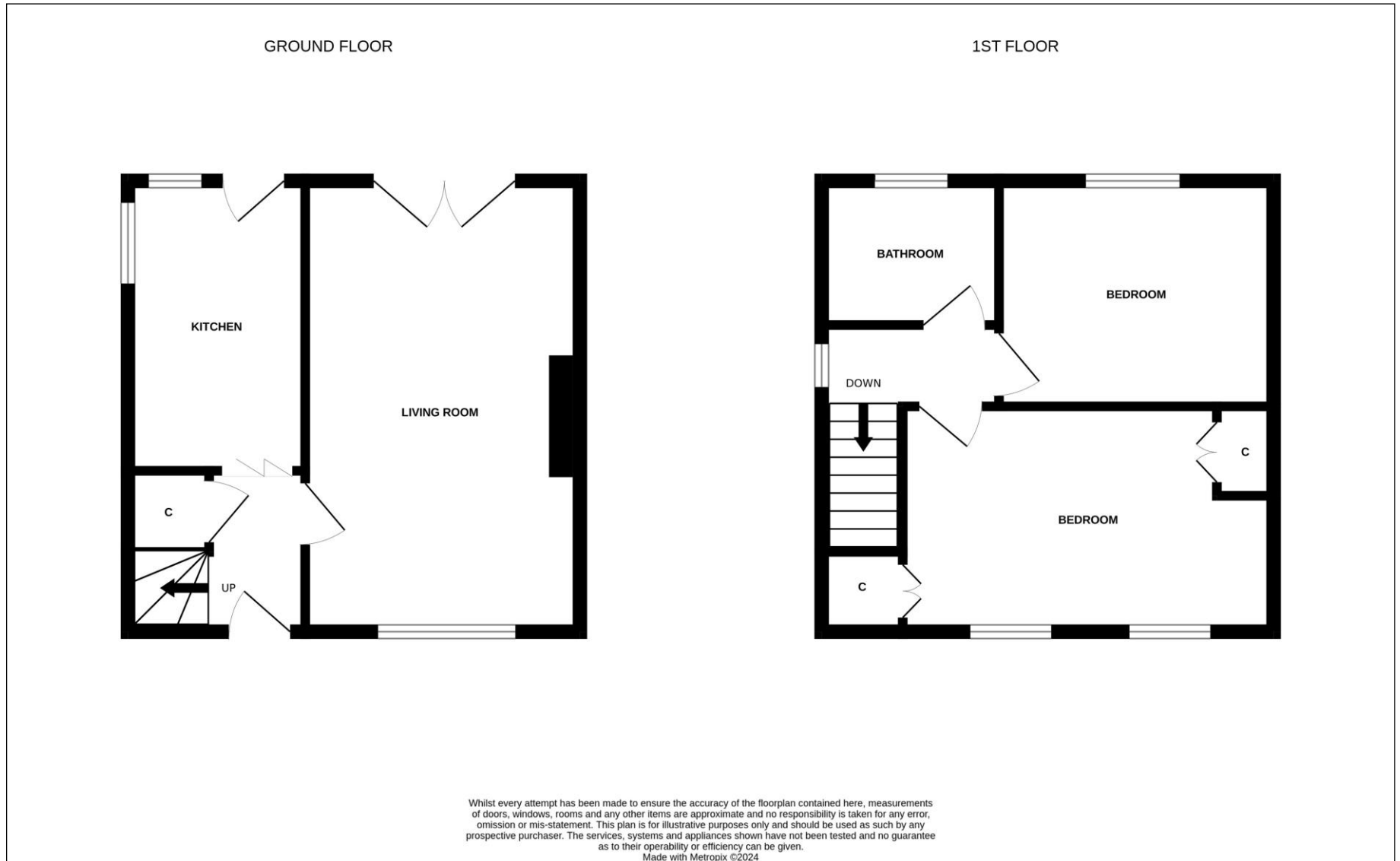
Owner: Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on 01382 202060

or **Email:** property@campbellboath.com

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

FLOOR PLAN:-



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.