

**END TERRACED TWO-BEDROOM VILLA FOR SALE - Offers over £100,000**  
**83 CRAIGARD ROAD DUNDEE DD2 4PU**



**KEY FEATURES**

- Popular residential area to the North of Dundee • Close to schools, shops & local amenities •
  - Good transport links to Dundee city centre and Ninewells Hospital •
  - Gas Central Heating • Double Glazing • Front and Rear gardens •

## Description

**BOYLES** are pleased to offer this end-terraced 2 Bedroom Villa in a popular residential area, close to schools, shops and local amenities. The property benefits from Gas Central Heating and Double-Glazing.

## Accommodation

Comprises: Lounge, Kitchen, Bathroom, 2 double bedrooms and a floored Attic, currently used as an extra bedroom.

**LOUNGE:** a dual aspect Living Space with Dining at the far end. Laminate Flooring.

**KITCHEN:** a range of Base and Wall Units, Contrasting Worktops, Electric Hob, Oven and Extractor. Door to Rear Garden.

**BATHROOM:** Family Bathroom with WC, Basin and Bath with screen and Shower over Wet Wall.

**BEDROOM 1:** A GOOD SIZE DOUBLE ROOM WITH REAR ASPECT.

**BEDROOM 2:** DOUBLE ROOM WITH FRONT ASPECT.

**ATTIC:** Door and stairs to the Attic currently used as a Bedroom.

## EXTERIOR:

Front Garden - laid to grass with Gravelled Area for Off-Street Parking. Rear Garden - a large rear garden area with Privacy Fencing.

## Room Dimensions

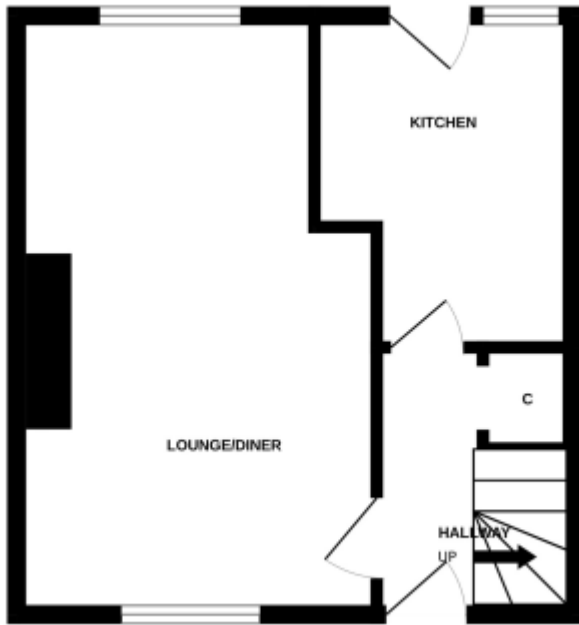
LOUNGE: 5.54m x 3.43m      KITCHEN: 3.08m X 1.73m  
BATHROOM: 1.71m X 1.58m      BEDROOM: 2.94m X 2.84m  
All measurements are approximate.

Early Viewing Recommended

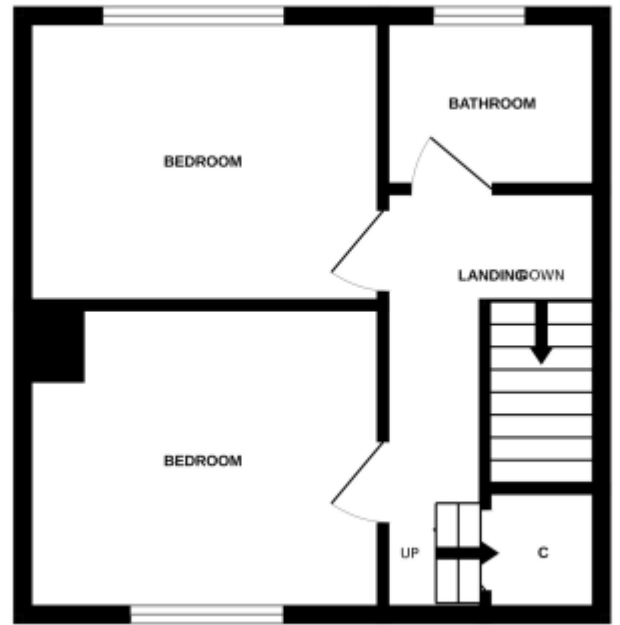
Call Property Department  
**01382 221214**



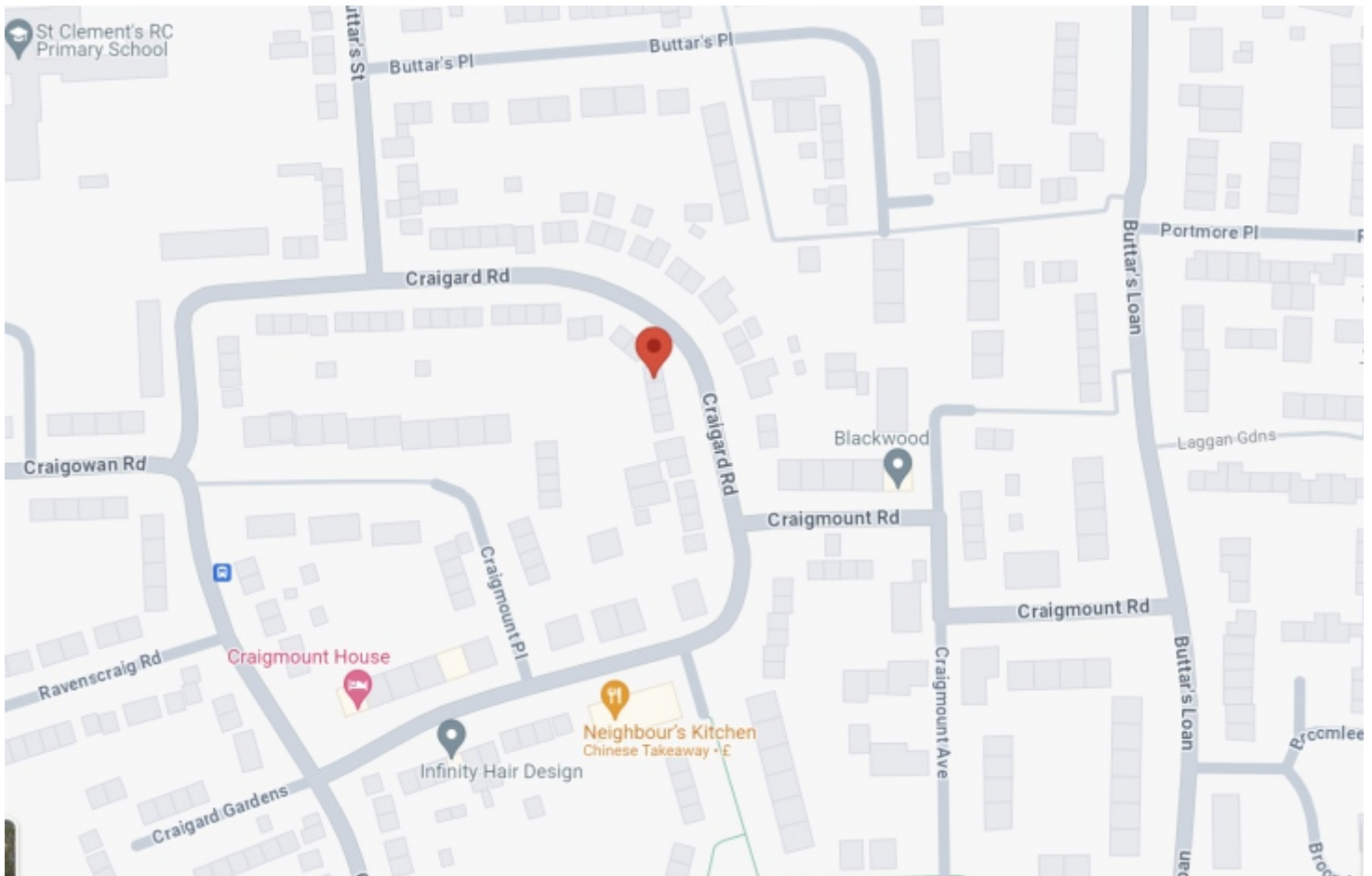
# Ground Floor



# First 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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