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7 FITHIE BANK, BALUMBIE, BROUGHTY FERRY, DD5 3FP
OFFERS OVER: £250,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

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www.campbellboath.com

Accommodation Comprises: Entrance Hall, Lounge/Dining Room, Kitchen, Utility Room, W.C., Downstairs Bedroom.

Upper Floor: Master Bedroom with Ensuite, Two Further Bedrooms, Family Bathroom.

External: Driveway and Gardens.

This well presented, spacious FOUR 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 composite door give access the entrance hall. A carpeted stairway gives rise to the upper floor accommodation. Hardwood flooring. Radiator.

LOUNGE/DINING ROOM: -

Approximately 22'0" x 11'4". The lounge/dining room is spacious and has two double-glazed windows offering pleasant outlook towards the front and rear of the property. Fitted wooden Venetian blinds. There is ample space for a family dining table and chairs. Carpet. Two radiators.

KITCHEN: -

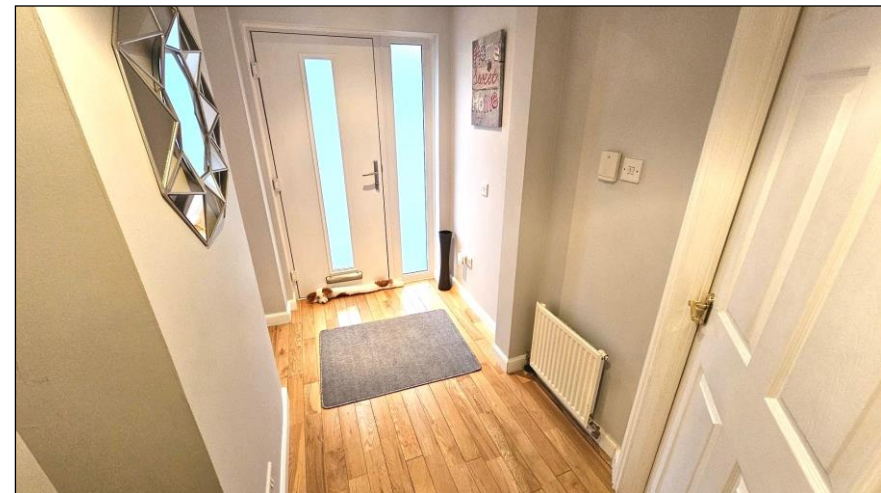
Approximately 14'6" x 9'10". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces and attractive wet wall splashback. The stainless-steel sink has plumbing connections for a dishwasher. Integrated appliances include a gas hob with stainless steel extractor hood above and electric oven, dishwasher, fridge and freezer. There is a double-glazed window offering pleasant outlook towards the rear garden. Fitted roller blind. Under unit and plinth lighting. Double glazed French doors giving access to the rear garden. Built-in storage cupboard. Attractive downlights. Laminate flooring. Radiator.

UTILITY ROOM: -

Approximately 6'3" x 5'5". The utility room comprises base and wall mounted storage cupboards with contrasting work surfaces and tiled splashback. The stainless-steel sink has plumbing connections for a washing machine. There is a glazed door giving access to the side of the property. Laminate flooring. Radiator.

W.C.: -

Comprises w.c. and wash hand basin. Extractor fan. Laminate flooring. Radiator.



BEDROOM: -

Approximately 15'10" x 8'2". This is a good-sized bedroom with double glazed window offering a pleasant outlook towards the front of the property. Fitted wooden Venetian blinds. Carpet. Radiator.

UPPER LANDING: -

The upper landing is carpeted and has a hatch allowing access to the partially floored attic. Built-in linen cupboard.

MASTER BEDROOM: -

Approximately 22'0" x 9'0". This is a good size bedroom with two built-in wardrobes. There is a double-glazed window offering pleasant views to the front of the property. Fitted wooden Venetian blinds. Carpet. Radiator.

EN SUITE SHOWER ROOM: -

The en-suite comprises W.C., vanity wash hand basin with cupboards below and a shower enclosure with thermostatic shower. Attractive wet wall splash back. Vanity LED mirror. Parador ceiling with downlights. A double-glazed window offers a good deal of natural light. Fitted roller blind. Towel radiator. Vinyl flooring.

BEDROOM: -

Approximately 8'11" x 8'9". This bedroom has a double-glazed window offering pleasant outlook towards the rear. Fitted wooden Venetian blinds. Built-in wardrobe offering ample storage space. Carpet. Radiator.

BEDROOM: -

Approximately 9'3" x 8'5". This bedroom has a double-glazed window offering pleasant outlook towards the front. Fitted wooden Venetian blinds. There are built-in wardrobes offering ample storage space. Carpet. Radiator.

FAMILY BATHROOM: -

This comprises a three-piece suite, W.C., vanity wash hand basin with cupboards below and a bath. Attractive wall tiling. Double glazed window offering a good deal of natural light. Fitted roller blind. Built-in storage cupboard. Vinyl flooring. Radiator.

EXTERNAL: -

There is a mono block driveway to the front allowing off street parking and an area of grass. The rear garden is fully enclosed and has a patio area and an area of grass. Outside water tap. Garden shed. Double electrical point.



INCLUDED IN SALE: -

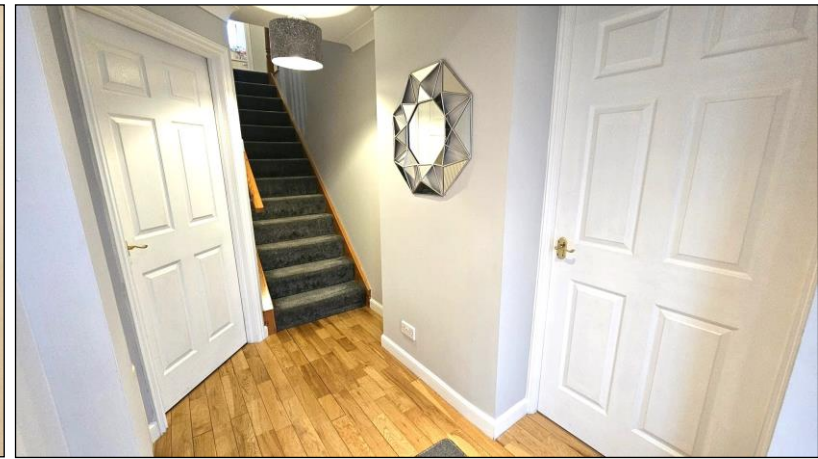
All floor coverings and window blinds where fitted are included in the sale.

Owner: Clients of Campbell Boath

Viewing: Telephone Campbell
Boath Solicitors
on 01382 202060

Email:
property@campbellboath.com

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



FLOOR PLAN: -



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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.