



CB

16 RHYNIE ROAD, BROUGHTY FERRY, DD5 1RH
OFFERS OVER: £175,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

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www.campbellboath.com

Accommodation Comprises: Entrance Hall, Lounge, Kitchen/Dining.

Upper Floor: Three Bedrooms and Shower Room.

External: Driveway, Garage and Gardens.

This good sized EXTENDED THREE BEDROOM SEMI 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 UPVC door give access the entrance hall. A carpeted stairway gives rise to the upper floor accommodation. A double double-glazed window offers a good deal of natural light. There is an under-stair storage cupboard. Laminate flooring. Radiator.

LOUNGE: -

Approximately 20'3" x 10'9". The lounge is accessed from the entrance hall by way of a glazed door with side panel. The room is spacious and has two double glazed windows offers pleasant outlook towards the front and rear gardens. Fitted Venetian blinds. Carpet. Two radiators.

KITCHEN/DINING ROOM: -

Approximately 23'0" x 9'8". There are two clearly defined areas. 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. There is ample space for other white meter appliances. There is a double-glazed window offering pleasant outlook towards the rear garden. Fitted roller blind. A UPVC glazed door allows access to the rear garden. Laminate flooring. The dining area offers ample space for a family dining table and chairs. Radiator.

UUUPER FLOOR: -

The upper landing has a hatch offering access to the attic space. Built-in cupboard. Radiator.

BEDROOM 1: -

Approximately 10'5" x 9'10". This is a good-sized bedroom with double glazed window offering a pleasant outlook towards the front of the property. Radiator.



BEDROOM 2: -

Approximately 10'4" x 10'3". This is another good size bedroom with double-glazed window offering pleasant views to the rear of the property.

BEDROOM 3: -

Approximately 9'0" x 6'2". This bedroom has a double-glazed window offering pleasant outlook towards the front.



SHOWER ROOM: -

This comprises a three-piece suite, W.C., wash hand basin and walk-in shower enclosure with electric shower. Attractive wet wall. A double-glazed window offering a good deal of natural light. Vinyl flooring. Radiator.



EXTERNAL: -

There is a driveway to the front allowing off street parking and giving access to the garage which has an up and over door. The rear garden is fully enclosed and has an area of grass. Rotary clothes drier.

INCLUDED IN SALE: -

All floor coverings and window blinds where fitted.



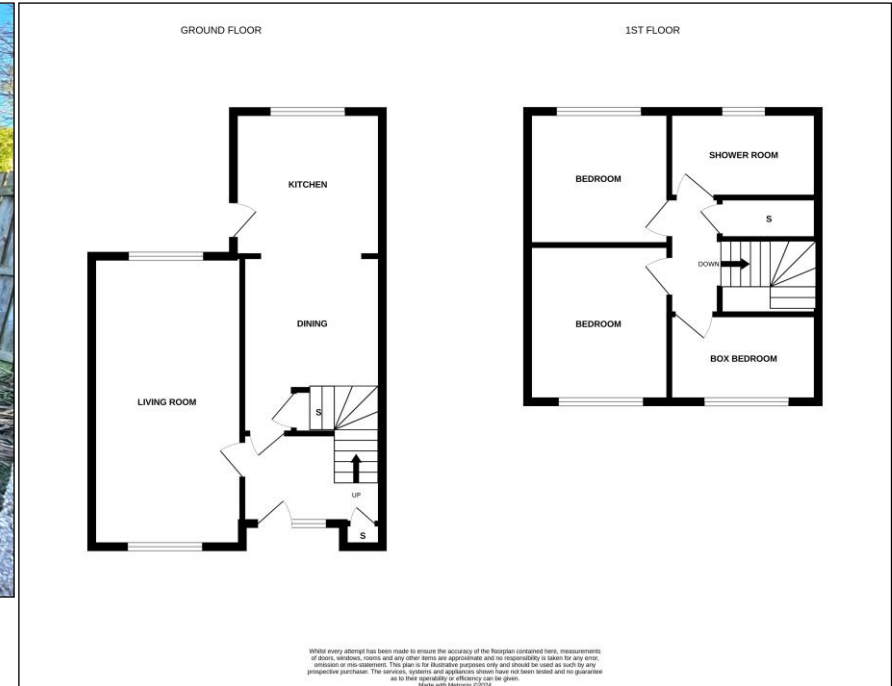
Owner:

Clients of Campbell Boath

Viewing: Telephone
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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.

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