



CB

28 ELMWOOD ROAD, DUNDEE, DD2 2DU
OFFERS OVER: £180,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

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MEMBER

Accommodation Comprises: Entrance Vestibule, Hall, Lounge/Dining Room, Kitchen, Two Bedrooms & Shower Room, Sun Room. Gardens, Driveway and Garage.

This is a well-presented SEMI DETACHED TWO BEDROOM BUNGALOW 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. 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 vestibule. There is a glazed door giving access into the hall. Built-in storage cupboard. Hatch allowing access to the attic. Carpet. Radiator.

LOUNGE/DINING ROOM: -

Approximately 26'10" x 14'2". This room is spacious and has two clearly defined areas. The lounge has a bay style double glazed window offering pleasant outlook towards the front of the property. The dining area has ample space for a family dining table and chairs. There are double glazed patio doors giving access to the sun room. Carpet. Three radiators.

KITCHEN: -

Approximately 8'11" x 8'6". The kitchen has a range of base and wall mounted storage cupboards. The stainless-steel sink has plumbing connections for a washing machine. Integrated appliances include ceramic hob and eye level electric oven. There is a double-glazed window offering outlook towards the sun room. A glazed door gives access the sun room. Vinyl flooring. Radiator.

SUN ROOM: -

Approximately 16'10" x 8'2". The sun room has fitted Venetians blinds. A glazed door allows access to the rear garden.

BEDROOM 1: -

Approximately 15'1" x 11'7". This is a good-sized double bedroom with double glazed window offering pleasant outlook towards the front garden. Fitted roller blind. There is a built-in wardrobe. Carpet. Radiator.

BEDROOM 2: -

Approximately 12'1" x 10'0". This is another good-sized bedroom with a double-glazed window offering pleasant outlook towards the rear. Carpet. Radiator.



SHOWER ROOM: -

This comprises a three-piece suite, w.c., vanity wash hand basin with cupboards below and a walk-in shower enclosure with thermostatic shower. Attractive wet wall splash-back. The double-glazed window offers a good deal of natural light. Fitted Venetian blinds. Vinyl flooring. Radiator.



EXTERNAL: -

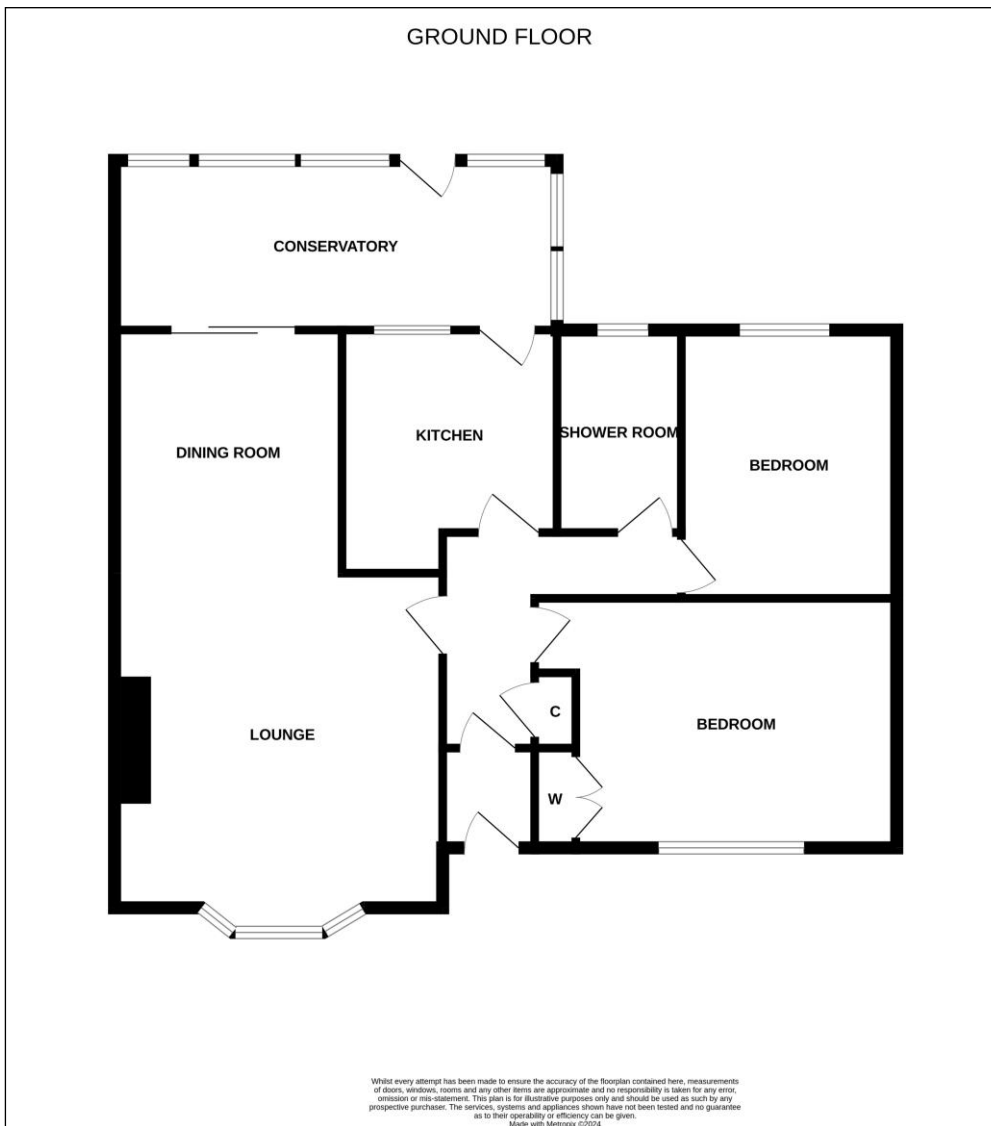
There is a garden to the front which has an area of grass. There is a driveway offering off street parking and giving access to the garage which has an up and over door. The rear garden is fully enclosed and has an area of grass with border shrubs and trees.



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.