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**TINKLETAP BUNGALOW, BY TEALING, DD4 0QA
OFFERS OVER: £310,000**

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

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www.campbellboath.com

**Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Three Bedrooms, Shower Room. Granny Annexe: Open Plan Lounge/Kitchen, Bedroom, Shower Room.
External: Large Stone Built Games Room with W.C., Large Driveway, Gardens and Paddock.**

This well presented, spacious THREE BEDROOM DETACHED COTTAGE WITH SELF CONTAINED ONE BEDROOM GRANNY ANNEXE is situated approximately 6 miles from Dundee close to the village of Tealing. The property offers excellent spacious family accommodation and has a self-contained granny annexe which could also be adapted as a holiday let. The property is freshly decorated throughout and is in move in condition. 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 doors give access into the entrance hall. There is a built-in storage cupboard. Hatch offering access to attic space. Vinyl flooring.

LOUNGE: -

Approximately 15'5" x 12'5". The lounge is well presented which is enhanced with plain ceiling coving and is accessed by a glazed door. There is a feature fireplace with gas fire. Shelved display alcove. Large double-glazed windows offering pleasant outlook towards the rear garden. Attractive wall lights. Vinyl flooring. Double glazed French doors to kitchen. Radiator.

KITCHEN: -

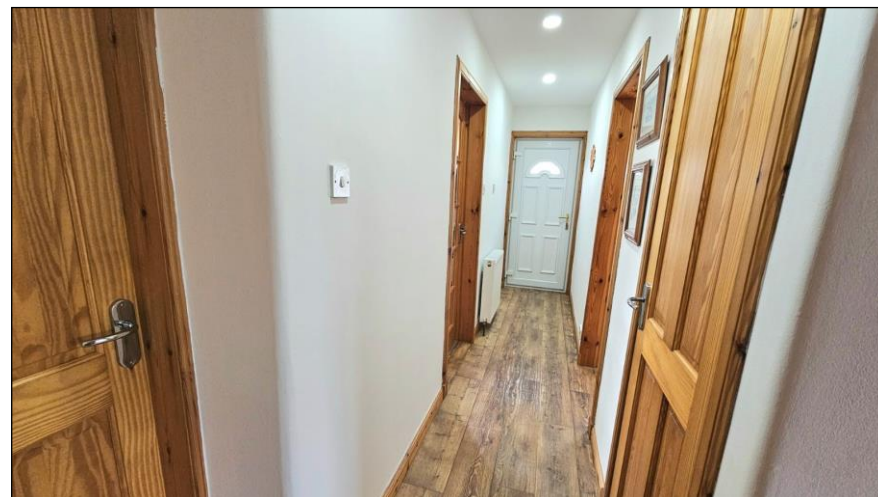
Approximately 14'11" x 12'5". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces and tiled splashback. The polycarbonate sink has plumbing connections for a washing machine. Integrated appliances include a gas hob with extractor hood above and electric oven below. There is a double-glazed window offering pleasant outlook towards the front of the property. Attractive ceiling downlights. Tiled floor. Radiator

SUN ROOM/VESTIBULE: -

The sun room/vestibule has a tiled floor and has a glazed door offering access into the self-contained granny annexe.

BEDROOM 1: -

Approximately 13'10" x 10'10". This is a good-sized room with double glazed window offering pleasant outlook towards the rear garden. Built-in wardrobe. Carpet. Radiator.



BEDROOM 2: -

Approximately 10'11" x 10'4". This is another good-sized bedroom with double glazed windows offering a pleasant outlook towards the side of the property. Attractive downlights. Built-in shelved storage cupboard. Carpet. Radiator.

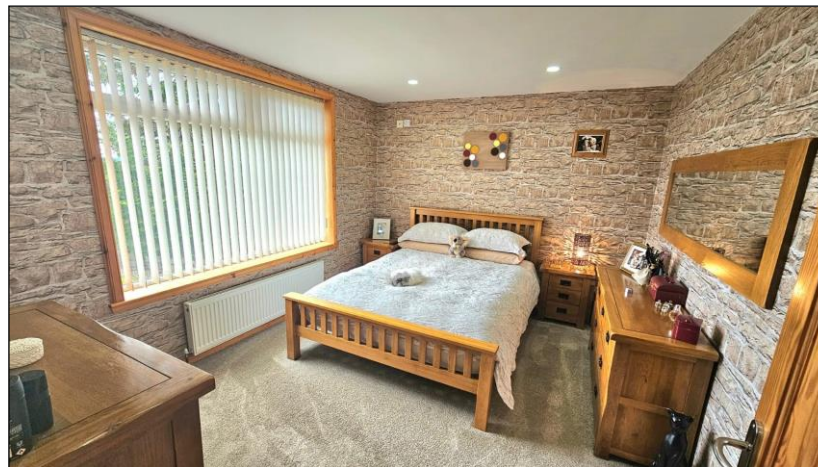


BEDROOM 3: -

Approximately 9'6" x 7'5". There is a built-in storage cupboard. Double glazed window offering outlook to the front of the property. Radiator.

SHOWER ROOM: -

The shower room has been recently refurbished and comprises w.c., vanity wash hand basin with cupboards below and a walk-in shower enclosure with thermostatic shower and wet wall splashback. Attractive wall and floor tiling. Parador ceiling with downlights. Towel radiator.



GRANNY ANNEXE:

The granny annexe is accessed from the sun room/vestibule and is tastefully decorated throughout. This can be adapted to fit individual requirements and may be suitable as a holiday rental.

OPEN PLAN LOUNGE/KITCHEN: -

Approximately 22'5" x 16'0". The open plan lounge/kitchen has large bi-folding patio doors which give access to the rear garden. Fitted vertical blinds. Hardwood flooring. Attractive downlights. The kitchen area has a double-glazed window which offers outlook towards the side of the property. Fitted vertical blinds. The kitchen has a range of base and wall mounted storage cupboards with under unit lighting. Integrated appliances include a gas hob with extractor hood above and electric oven below, fridge and freezer. Tiled flooring.



HALL: -

There are two built-in storage cupboards, one which has plumbing connections for a washing machine. A double-glazed window offers a good deal of natural light and outlook towards the side of the property. Fitted vertical blinds.



BEDROOM: -

Approximately 11'7" x 10'3". This is a good-sized bedroom with a double-glazed window offering



pleasant outlook towards the front. Harwood flooring.



SHOWER ROOM: -

Comprising w.c., vanity wash hand basin with cupboard below and walk-in shower enclosure. Thermostatic shower. Attractive wall and floor tiling. Double glazed window offering a good deal of natural light. Downlights. Radiator

OUTBUILDING: -

Approximately 30'0" 17'8". The outbuilding is currently used as a games room. Tiled floor. Downlights. There is a W.C. with wash hand basin and double-glazed window.

EXTERNAL: -

There is a large stone chip driveway offering parking for several cars. Garage with electric door. The rear garden is mainly laid in grass with paved patio area. Rotary clothes dryer. Greenhouse. Outside water tap.

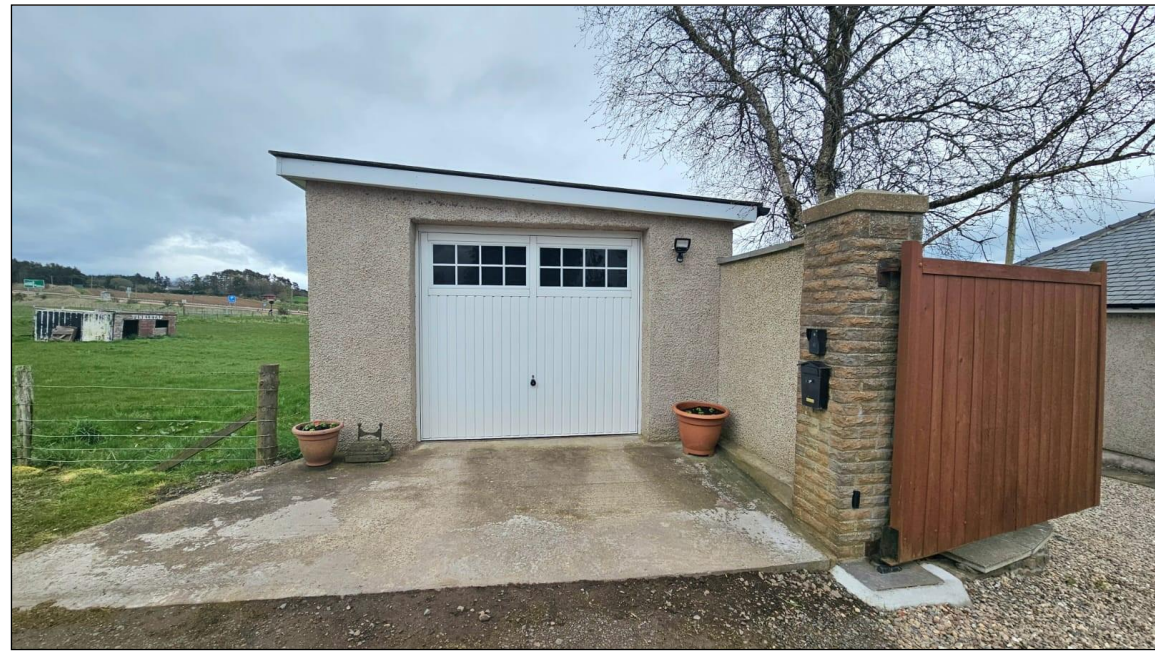
PADDOCK: -

There is an area of paddock located to the side of the property.

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



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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.