



CB

15 KINGSWAY TERRACE, DUNDEE, DD3 8JU
OFFERS OVER: £145,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

Accommodation Comprises: Entrance Hall, Open Plan Lounge/Dining/Kitchen. Upper Level: Three Bedrooms, Shower Room. External: Driveway and Rear Garden.

This is a spacious MID TERRACED THREE BEDROOM VILLA which is situated in a sought-after residential area. The property is close to all local amenities including shops, primary and secondary schools and a main bus route. The property offers excellent family accommodation on two levels and is in walk-in condition. Benefits include double glazing and gas central heating. All floor coverings are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

A UPVC door gives access to the entrance hall. Laminate flooring. There is a carpeted stairway giving access to the upper floor accommodation. Radiator. Built-in storage cupboard.

LOUNGE/DINING: -

Approximately 23'5" x 11'9". This is a good-sized room with two large double-glazed windows offering a pleasant outlook towards the front and rear. Fitted Venetian blinds. Laminate flooring. Attractive downlights. Two radiators.



KITCHEN: -

Approximately 9'5" x 7'7". The kitchen is open plan to the lounge/dining room and has wall and flooring standing units with contrasting work tops and attractive splashback. The polycarbonate sink has plumbing connections for a washing machine. Integrated appliances include a gas hob with extractor hood, eye level electric oven and fridge freezer. There are double glazed French doors allowing access to the rear of the property. Fitted Venetian blinds. Laminate flooring.

UPPER FLOOR: -

The upper landing is carpeted. There is a hatch allowing access to the attic.

BEDROOM ONE: -

Approximately 11'6" x 10'6". This is a good-sized room with double glazed window offering pleasant outlook towards the rear of the property. Fitted wooden Venetian blinds. There are built-in wardrobes offering ample storage and having attractive mirror sliding doors. Carpet. Radiator.





BEDROOM 2: -

Approximately 11'8" x 10'0". This is another good-sized bedroom. Built in storage cupboard. The double-glazed window offers pleasant outlook towards the front. Fitted Venetian blinds. Carpet. Radiator

BEDROOM 3: -

Approximately 8'3" x 7'1". The double-glazed window offers outlook towards the front. Fitted Venetian blinds. Carpet. Radiator.

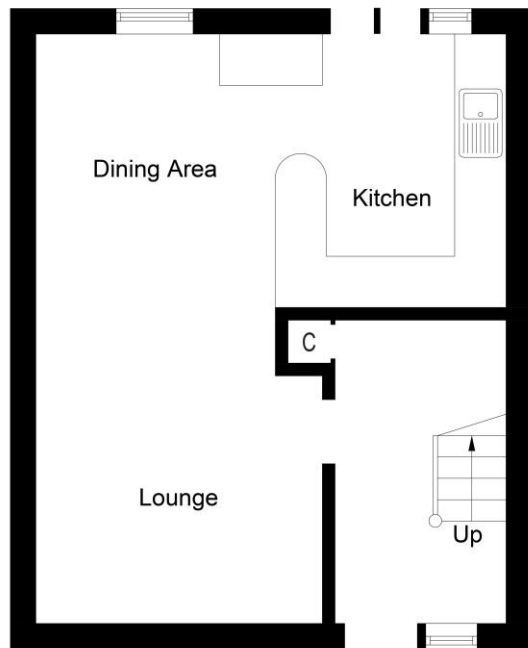
SHOWER ROOM: -

Comprising W.C., vanity wash hand basin with cupboard below and walk-in shower enclosure with thermostatic shower. Attractive wet wall splash back. Attractive down lights. Double glazed window offering a good deal of natural light. Vinyl flooring. Radiator.

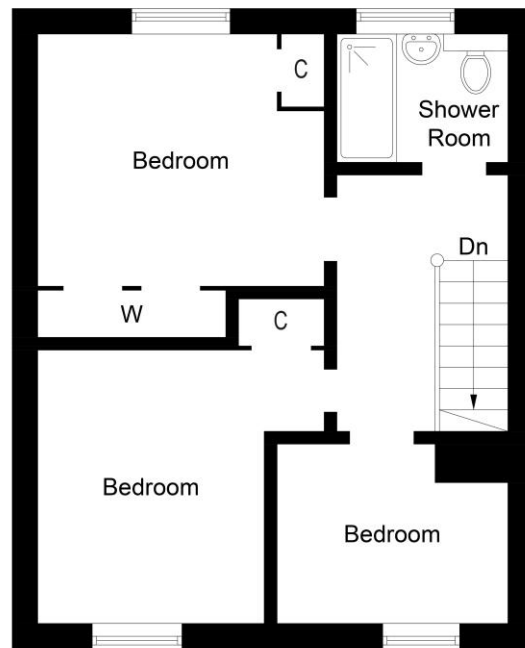
EXTERNAL: -

There is a driveway to the front of the property offering off street parking. The rear garden is enclosed and has a decked area, garden shed and summer house.





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1076810)

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



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.