

Blackadders

Offers Over £92,000








37 St Boswells Terrace,
Dundee, DD3 9PU

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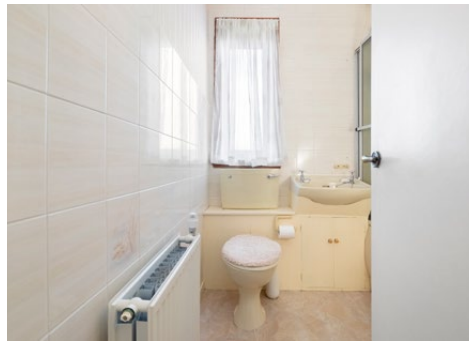
- Semi Detached Villa
- Popular Location
- Living Room/Dining Room
- 2 Bedrooms
- Bathroom
- Garden

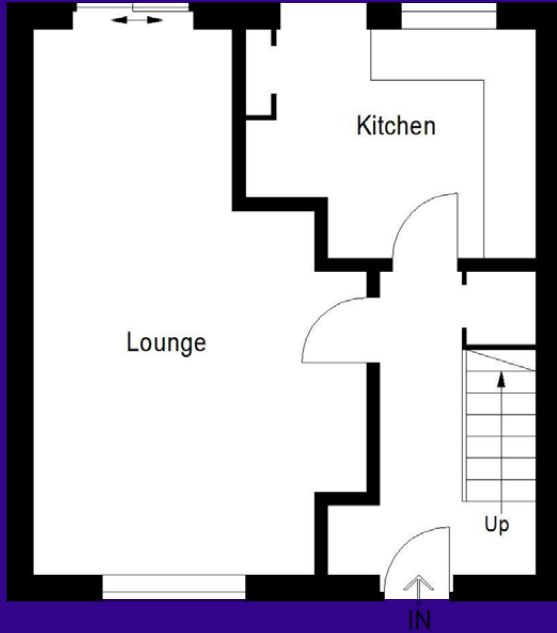
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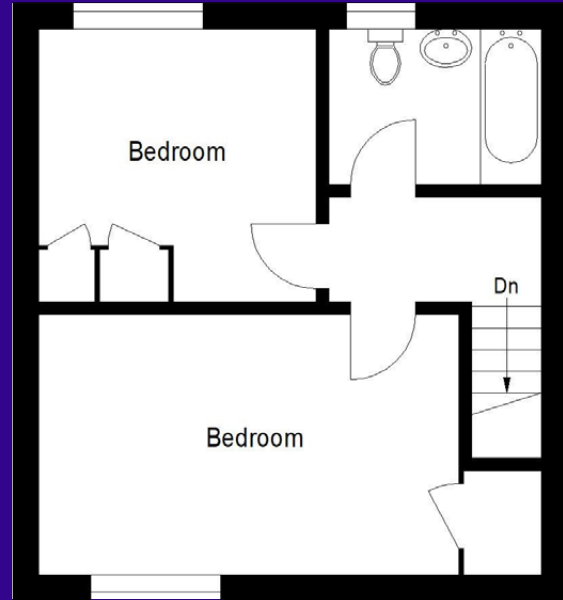
This is an attractive semi-detached villa affording comfortable accommodation on two levels. The property is pleasantly situated forming part of a well-established and popular residential area lying approximately three miles Northwest of Dundee City Centre. Local shops and schooling lie nearby.

The subjects comprise on the ground floor level; hallway with under stair store, spacious living room/dining room and kitchen. A turn stair leads to the upper-level affording two double bedrooms and bathroom. The living room has a window to front and there are patio doors leading from the dining room to the rear garden. It should be noted that the gas fire in the living room is currently disconnected.





Ground Floor



First Floor

Accommodation (measurements are approx)

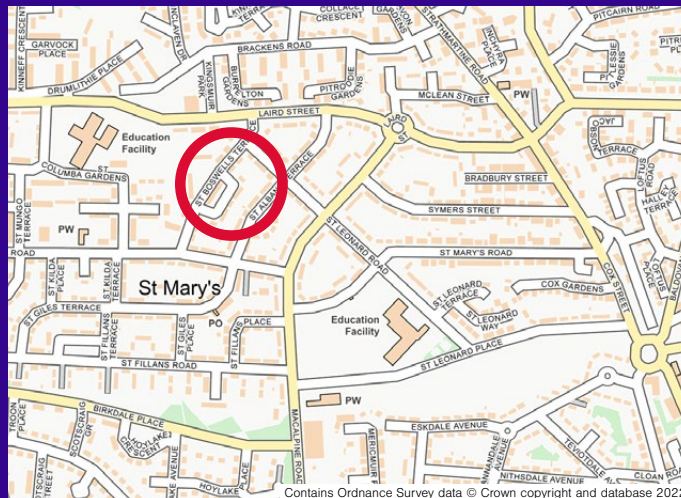
Living Room/ Dining Room	3.76m x 6.56m	(12'4" x 21'6")
Kitchen	2.78m x 2.82m	(9'1" x 9'3")
Bedroom 1	2.67m x 4.60m	(8'9" x 15'1")
Bedroom 2	3.38m x 3.77m	(11'1" x 12'4")
Bathroom	1.78m x 1.94m	(5'10" x 6'4")

The kitchen is equipped with fitted wall and storage units and all white goods are to be included. Both bedrooms, one lying to the front and the other to the rear, have wardrobes to be included also. The bathroom has a three-piece suite with instant shower and extensive tiling.

Externally there are two neat lawns bounded by mature hedge lying to the front with the larger rear garden grounds comprising sizable drying green bounded by hedge, brick-built wall and timber fence. There is a further patio and timber shed.

The property extends to around 73 square meters or thereby.

It should be noted that some items of free-standing furniture and wardrobes are to be included within the sale price.



Aberdeen

6 Bon Accord Square, Aberdeen
AB11 6XU

Tel: 01224 452750

Dundee

30 & 34 Reform Street
Dundee
DD1 1RJ

Tel: 01382 342222

DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

property@blackadders.co.uk