



CB

49 BLEACHFIELD, DUNDEE, DD4 9FT  
OFFERS OVER: £324,000

CAMPBELL  
BOATH

*Solicitors & Estate Agents*

tspc  
MEMBER



**Accommodation Comprises: Entrance Hall, Lounge, Dining Kitchen, Utility Room, W.C., Sun Room.**

**Upper Floor: Four Bedrooms, Two En-Suites, Family Bathroom.**

**External: Garage, Driveway and Gardens.**

This well presented, spacious FOUR BEDROOM DETACHED VILLA is situated in a much sought after residential area. The property is tastefully decorated throughout 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 high quality fittings and fixtures, gas central heating, double-glazing, security alarm, security cameras and solar panels. All floor coverings are included in the sale. Early internal viewing is highly recommended.

**ENTRANCE: -**

A composite door give access the entrance hall. A carpeted stairway gives rise to the upper floor accommodation. Under stair storage cupboard. Carpet. Radiator.

**LOUNGE: -**

Approximately 16'1" x 12'1". The lounge has a double-glazed window offering pleasant outlook towards the front of the property. Fitted Venetian blinds. Carpet. Radiator.

**DINING KITCHEN: -**

Approximately 17'7" x 12'0". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces. Stainless-steel sink. Integrated appliances include a five-burner gas hob with stainless steel extractor hood above, eye level electric oven and fridge freezer. There is a double-glazed window offering pleasant outlook towards the rear garden. Fitted roller blind. Under unit lighting. There is ample space for a family table and chairs. Vinyl flooring. Radiator.

**UTILITY ROOM: -**

Approximately 8'11" x 5'9". The utility room comprises base storage cupboards with contrasting work surfaces. Stainless-steel sink with plumbing connections for a washing machine. There is a glazed door giving access to the side of the property. Vinyl flooring. Radiator.

**W.C.: -**

Comprises w.c. and wash hand basin with attractive tiled splashback. Built-in storage cupboard. Vinyl flooring. Radiator.

**SUN ROOM: -**

Approximately 14'8" x 10'5". The sun room has double glazed windows and patio doors allowing access to the rear garden. Fitted vertical blinds. Carpet. Radiator.







#### UPPER FLOOR LANDING:

There is a double-glazed window offering a good deal of natural light and outlook towards the front of the property. Fitted blinds. Built-in linen cupboard. Carpet. Radiator.

#### BEDROOM: -

Approximately 12'4" x 12'1". This is a good-sized bedroom with double glazed window offering a pleasant outlook towards the front of the property. Fitted Venetian blinds. Built-in walk-in wardrobe offering excellent hanging and shelving storage. Carpet. Radiator.





#### EN SUITE SHOWER ROOM: -

The En-suite comprises W.C., vanity wash hand basin with cupboards below and a shower enclosure with thermostatic shower. Attractive tiled splash back. A double-glazed window offers a good deal of natural light. Fitted blind. Radiator. Vinyl flooring.

#### BEDROOM 2: -

Approximately 10'8" x 9'11". This is another good-sized bedroom with double-glazed window offering pleasant outlook towards the front. Fitted roller blind. Built-in wardrobe with attractive mirror sliding doors. Carpet. Radiator.

#### BEDROOM 3: -

Approximately 12'3" x 9'9". This bedroom has a double-glazed window offering pleasant outlook towards the rear. Fitted Venetian blinds. There is a built-in wardrobe with attractive mirror sliding doors. Carpet. Radiator.

#### EN SUITE SHOWER ROOM: -

This comprises W.C., vanity wash hand basin with cupboards below and a shower enclosure with thermostatic shower. Attractive tiled splash back. Double glazed window offering a good deal of natural light. Fitted roller blind. Vinyl flooring. Radiator.







#### BEDROOM 4: -

Approximately 10'1" x 9'2". This bedroom has a double-glazed window offering pleasant outlook towards the rear. Fitted Venetian blinds. Carpet. Radiator.

#### FAMILY BATHROOM: -

Comprising three-piece suite, W.C., vanity wash hand basin and a bath. Attractive wall tiling splash back. There is a double-glazed window offering a good deal of natural light. Fitted roller blind. Vinyl flooring. Radiator.





**EXTERNAL: -**

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

**INCLUDED IN SALE: -**

All floor coverings and window blinds where fitted are included in the sale.



**Owner:** Clients of Campbell Boath

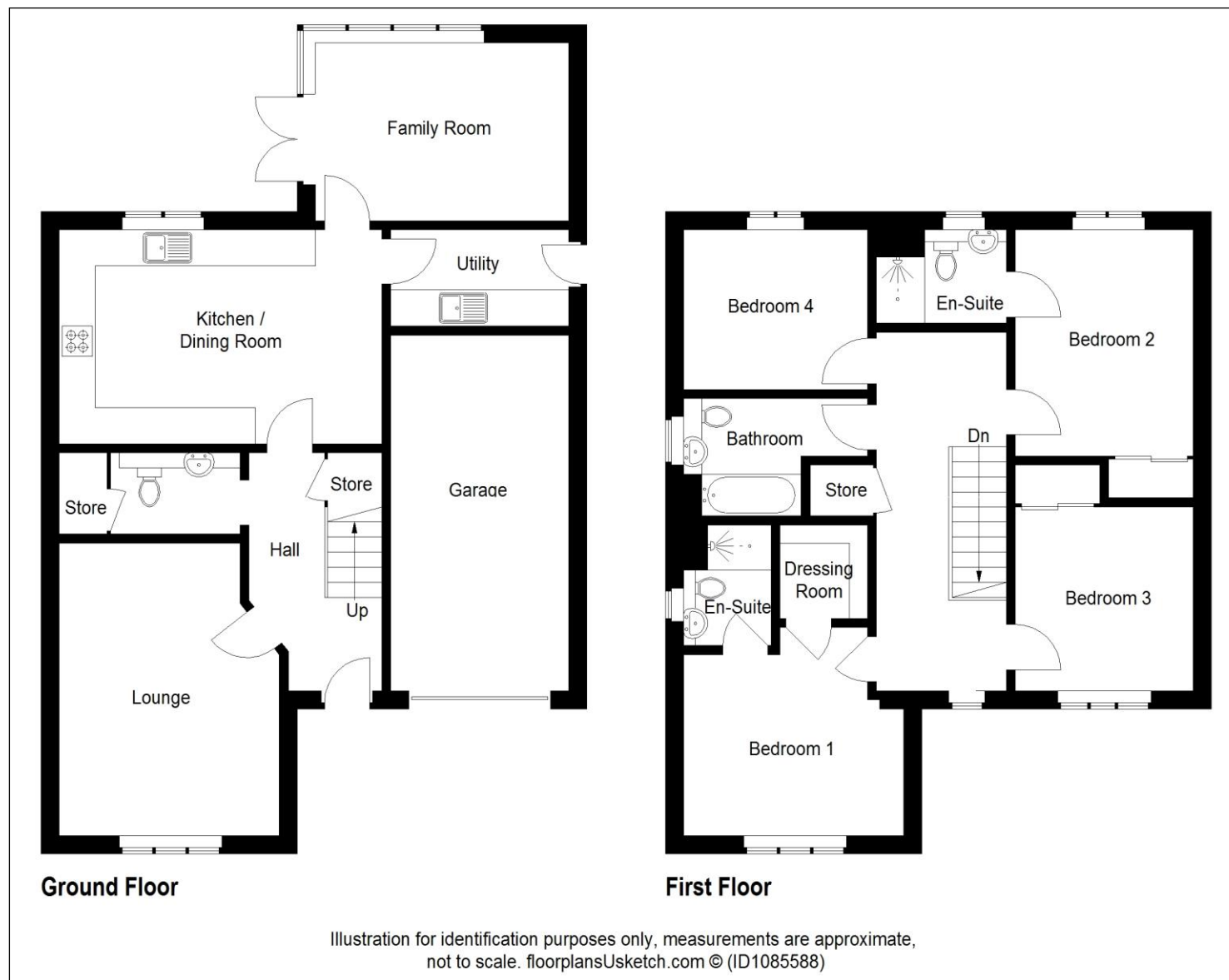
**Viewing:** Telephone Campbell Boath  
Solicitors

on 01382 202060

**Email:** [property@campbellboath.com](mailto:property@campbellboath.com)

**Office Opening Hours:** Monday - Friday  
9am - 5pm

**FLOOR PLAN: -**



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For more details regarding this property and many other properties visit our website at [www.campbellboath.com](http://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.