



CB

9 BALMORAL GARDENS, DUNDEE, DD4 8SB
OFFERS OVER: £130,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

Bank House, 1 Stirling Street, Dundee DD3 6PJ. Telephone: 01382 202060 Email: property@campbellboath.com

www.campbellboath.com

Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Downstairs Shower Room, Three Bedrooms. External: Gardens and Driveway.

This well-presented THREE BEDROOM END TERRACED VILLA is situated in a sought-after residential area of Douglas. The property is close to all local amenities including shops, primary and secondary schools and a main bus route. Benefits include double glazing, gas central heating and a driveway offering off street parking. All floor coverings are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

A UPVC door gives access to the entrance hall. There is a double-glazed window offering a good deal of natural light and outlook to the side of the property. Built-in cloak cupboard. There is a carpeted stair way giving rise to the upper floor accommodation. Under stair storage cupboard. Carpet. Radiator.

LOUNGE: -

Approximately 14'1" x 13'5". This is a good-sized room with double glazed window offering a pleasant outlook towards the front of the property. Fitted Venetian blinds. Laminate flooring. There is a feature fireplace with gas 'living' flame fire. Radiator.

KITCHEN: -

Approximately 13'4" x 8'0". The kitchen has a range of base and wall mounted storage cupboards having contrasting worktops. The polycarbonate sink has plumbing connections for a washing machine. There is space for other white meter appliances. Integrated appliances include a gas hob with electric oven below. There is a double-glazed window offering pleasant outlook towards the rear garden. Fitted Venetian blinds. A UPVC door allows access to the rear garden. Parador style ceiling with downlights. Tiled floor. Radiator.

SHOWER ROOM: -

This has a three-piece suite which includes a W.C., vanity wash hand basin with cupboards below and a walk-in shower enclosure with electric 'Mira' shower above. Attractive wet wall splashback. A double-glazed window offers a good deal of natural light. Fitted roller blind. Vinyl flooring. Radiator.



UPPER LANDING: -

The upper landing has a double-glazed window offering a good deal of natural light. Fitted Venetian blinds. Hatch allowing access to the attic space.



BEDROOM 1: -

Approximately 17'7" x 9'5". This is a good-sized bedroom with two double glazed windows offering pleasant outlook towards the front of the property. Fitted Venetian blinds. Built-in shelved cupboard. Laminate flooring. Radiator.



BEDROOM 2: -

Approximately 11'11" x 9'4". This is another good-sized bedroom with double glazed window offering pleasant outlook towards the rear. Fitted Venetian blinds. Laminate flooring. Radiator.



BEDROOM 3: -

Approximately 11'4" x 9'0". This bedroom has a double-glazed window offering pleasant outlook towards the rear. Fitted Venetian blinds. Built-in wardrobe. Carpet. Radiator.

EXTERNAL: -

The rear garden is enclosed and has an area of grass with border shrubs and trees. Outside water tap. There is a gravel driveway to the front of the property offering off street parking.



FLOOR PLAN: -

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.



**CAMPBELL
BOATH**

Solicitors & Estate Agents

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.