



**CB**

**8 BONNYBANK ROAD, DUNDEE, DD1 2PJ**  
**OFFERS OVER: £120,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER

**Accommodation Comprises: Entrance Vestibule, Hall, Lounge, Kitchen, Two Bedrooms & Shower Room.**

**External: Front & Rear Garden, Off-Street Parking Bay.**

This SEMI DETACHED TWO BEDROOM VILLA is situated in a popular residential area. The property is close to all local amenities including shops, primary and secondary schools, Ninewells Hospital and a main bus route. Benefits include double glazing and gas central heating.

**ENTRANCE: -**

UPVC door gives access to the vestibule which has a tiled floor. A hardwood door gives access to the entrance hall. There is a carpeted stairway allowing access to the upper floor accommodation. Under stair storage cupboard. Carpet. Radiator.

**LOUNGE: -**

Approximately 16'3" x 12'0". The lounge has a double-glazed window offering outlook towards the rear garden. Fitted Venetian blinds. Carpet. Radiator.

**KITCHEN: -**

Approximately 10'0" x 7'9". A glazed door gives access to the kitchen which has a range of base and wall mounted storage cupboards with contrasting work surfaces. The stainless-steel sink has plumbing connections for a washing machine. There is a double-glazed window offering outlook towards the front of the property. Fitted roller blinds. Vinyl flooring.

**UPPER LANDING: -**

The upper floor landing is carpeted and has two built-in storage cupboards. Hatch giving access to the attic space.

**BEDROOM 1: -**

Approximately 10'6" x 10". This is a good-sized bedroom with double glazed windows offering outlook towards the front of the property. There is a built-in wardrobe. Radiator.



**BEDROOM 2: -**

Approximately 12'5" x 10'5". This is another good-sized bedroom with a double-glazed window offering towards the rear. Built-in wardrobe. Radiator.

**SHOWER ROOM: -**

Comprising W.C., wash hand basin and shower enclosure with electric shower. Wet wall splashback. Vinyl flooring. Towel radiator.

**EXTERNAL: -**

There is a small garden area to the front and rear of the property. Off-street parking bay.



**Owner:** Clients of Campbell Boath  
**Viewing:** Telephone Campbell Boath Solicitors on 01382 202060  
 or **Email:** [property@campbellboath.com](mailto: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](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.