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2 DUNCAN TERRACE, DUNDEE, DD3 0JU
OFFERS OVER: £110,000

**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, Dining Room/Bedroom 3, Kitchen, Two Bedrooms & Bathroom. Gardens.

This is a spacious SEMI-DETACHED VILLA which is situated in a popular residential area. The property is close to all local amenities including shops, primary and secondary schools and a main bus route. The property offers spacious accommodation on two floors and benefits from double glazing. 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 carpeted stairway giving rise to the upper floor accommodation. Under stair storage cupboard. Carpet.

LOUNGE: -

Approximately 15'1" x 12'10". The lounge has a double-glazed window offering pleasant outlook towards the front of the property. Feature fireplace with electric fire. Built-in cupboard. Carpet.

DINING ROOM/BEDROOM: -

Approximately 12'7" x 10'1". The dining room has a double-glazed window. Built-in wardrobe. Carpet.

KITCHEN: -

Approximately 9'8" x 8'0". The kitchen 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 are two double glazed windows offering outlook towards the rear and side of the property. There is also a hardwood door allowing access to the rear of the property. Vinyl flooring.

UPPER LANDING: -

The upper floor landing is carpeted and has a hatch offering access into the attic space. Two double glazed windows offering outlook towards the front and side of the property.

BEDROOM 1: -

Approximately 15'1" x 10'10". The bedroom has a double-glazed window offering outlook towards the front. Built-in wardrobe. Carpet.

BEDROOM 2: -

Approximately 12'7" x 10'5". This is another good-sized bedroom with a double-glazed window offering pleasant outlook towards the rear. Built-in wardrobe. Carpet.



BATHROOM: -

This comprises a three-piece suite, w.c., wash hand basin and bath. The double-glazed window offers a good deal of natural light. Vinyl flooring.

EXTERNAL: -

The front garden has an area of grass with border shrubs and trees. The rear garden is mutual and mainly laid in grass. There is an external storage cupboard.



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.