

Blackadders

Offers Over £135,000








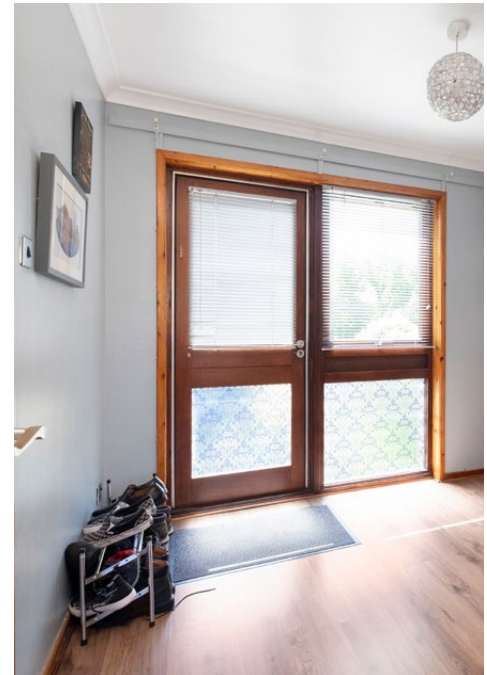
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3 Campbell Street,
Dundee, DD3 6BT



- Terraced Villa
- Good Location
- Living Room
- Dining Room
- Kitchen
- 2 Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Garden

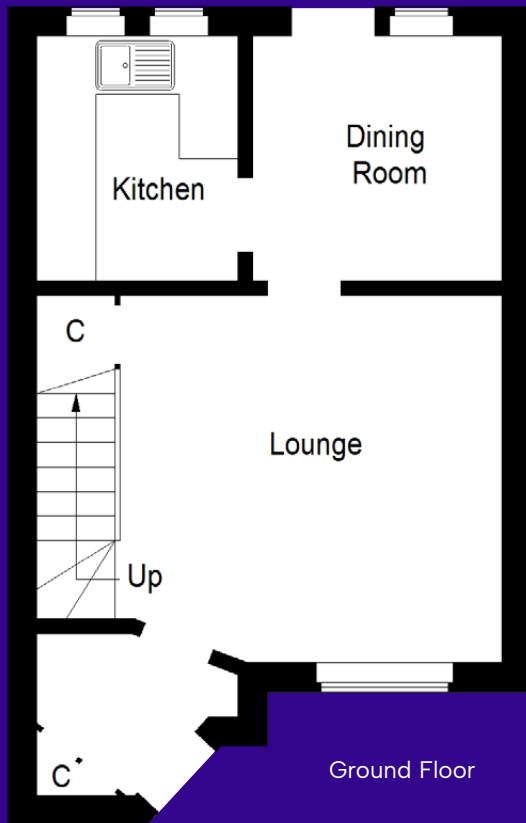
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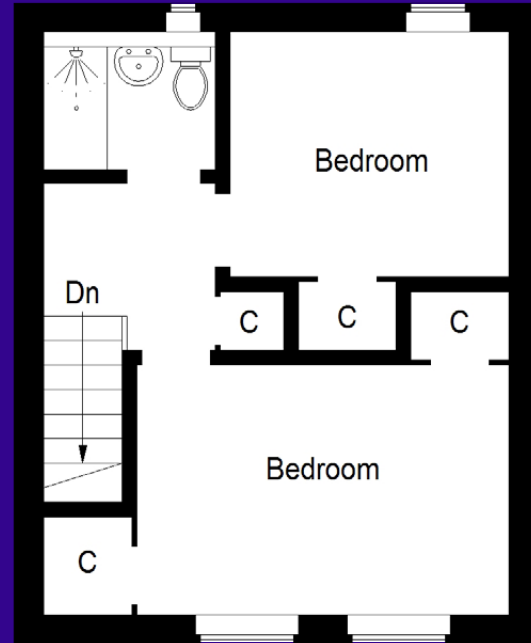
A well-proportioned terraced villa in an established area of the city. The property is conveniently located for easy access to both University campuses and Ninewells Hospital. The city centre is also within easy reach offering major facilities and travel connections. A main bus route lies nearby connecting the area with various parts of the city and beyond.

The property benefits from double glazing, gas central heating and fitted storage space. The accommodation is accessed by a porch with fitted cupboard. The living room has an aspect to the front of the property while stairs lead to the upper level with a fitted under stair cupboard below. A door from the living room leads through to the dining room has a door leading out to the rear.





Ground Floor



First Floor

Accommodation (measurements are approx)

Living Room	3.04m x 3.86m	(10'0" x 12'8")
Dining Room	2.49m x 2.87m	(8'2" x 9'5")
Kitchen	2.18m x 2.82m	(7'2" x 9'3")
Bedroom	2.52m x 3.80m	(8'3" x 12'6")
Bedroom	2.77m x 2.79m	(9'1" x 9'2")
Shower Room	1.89m x 1.89m	(6'2" x 6'2")

The kitchen is accessed from the dining room and has a range of fitted units. The upper landing has a fitted storage cupboard while leading to bedrooms which each have fitted storage space. The shower room is also located on the upper floor.

A small area of garden ground lies to the front laid in stone chips. Off street parking is found to the rear which is laid in paving and stone chips.



Aberdeen

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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.

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