



CB

157 ARBROATH ROAD, DUNDEE, DD4 6LP
OFFERS OVER: £255,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

t̂spc
MEMBER

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

www.campbellboath.com

Accommodation Comprises: Vestibule, Entrance Hall, Lounge, Dining Room, Kitchen, Porch, Family Bathroom, Two Bedrooms, Cellar. Upper Floor: Master Bedroom with En-suite Shower Room. External: Gardens and Driveway.

This well presented, spacious THREE BEDROOM DETACHED VILLA is situated in a much sought after residential area. The property 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 gas central heating and double-glazing. All floor coverings are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

A UPVC door gives access into the vestibule which has a tiled floor and a glazed door allowing access to the reception hallway. The hall has laminate flooring and a staircase giving rise the upper floor accommodation. Under-stair storage cupboard. Two radiators.

LOUNGE: -

Approximately 14'2" x 13'3". The lounge is accessed by a glazed door and has bay style double glazed windows offering pleasant outlook towards the front of the property. The room is tastefully decorated and is enhanced with a dado rail. There is a feature fireplace with gas fire and two built-in shelved alcoves with cupboards below. Laminate flooring. Radiator.

DINING ROOM: -

Approximately 15'5" x 12'0". The dining room is tastefully decorated and is enhanced with dado rail. There are bay style double glazed windows offering pleasant outlook towards the rear garden. Laminate flooring. Radiator.

KITCHEN: -

Approximately 9'8" x 8'5". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces. The polycarbonate sink has plumbing connections for a washing machine. Integrated appliances include a fridge freezer. There is a double-glazed window offering pleasant outlook towards the rear garden. Fitted roller blind. There is a hatch allowing access to the cellar. A glazed door allows access to the rear porch. Laminate flooring.

REAR PORCH: -

The rear porch has laminate flooring and a UPVC door allowing access to the rear garden.



BEDROOM 1: -

Approximately 12'1" x 12'0". This is a good-sized bedroom with double glazed window offering a pleasant outlook towards the front of the property. Fitted Venetian blinds. Tastefully decorated and enhanced with dado rail. Laminate flooring. Radiator.

BEDROOM 2: -

Approximately 11'7" x 8'2". This bedroom has a feature fireplace and built-in wardrobe. Double glazed window offering pleasant outlook towards the rear garden. Laminate flooring. Radiator.

FAMILY BATHROOM: -

Comprising W.C., wash hand basin, bath and separate shower enclosure with thermostatic shower. Tiled splashback. There is a double-glazed window offering a good deal of natural light. Fitted roller blind. Vinyl flooring. Radiator.

UPPER FLOOR:

The upper landing has a double-glazed door window offering a good deal of natural light. Walk-in storage cupboard. Hatch to attic space. Laminate flooring. Downlights.

BEDROOM 3: -

Approximately 16'6" x 12'11". This is a good-sized bedroom with a double-glazed window offering pleasant outlook towards the rear garden. Two built-in wardrobes. Laminate flooring. Radiator.

EN-SUITE SHOWER ROOM: -

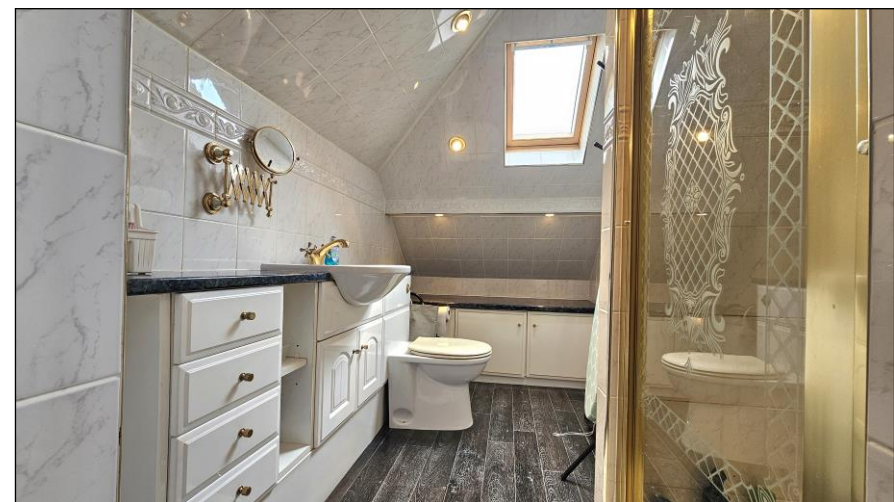
Comprising a three-piece suite, w.c., vanity wash hand basin with cupboards below and a shower enclosure with thermostatic shower. Tiled splashback. There is a double-glazed Velux window offering a good deal of natural light. Vinyl flooring. Radiator.

EXTERNAL: -

The garden to the front of the property is mainly paved with border shrubs and bushes. The rear garden has an area of grass with border shrubs and bushes. Greenhouse. Garden shed.

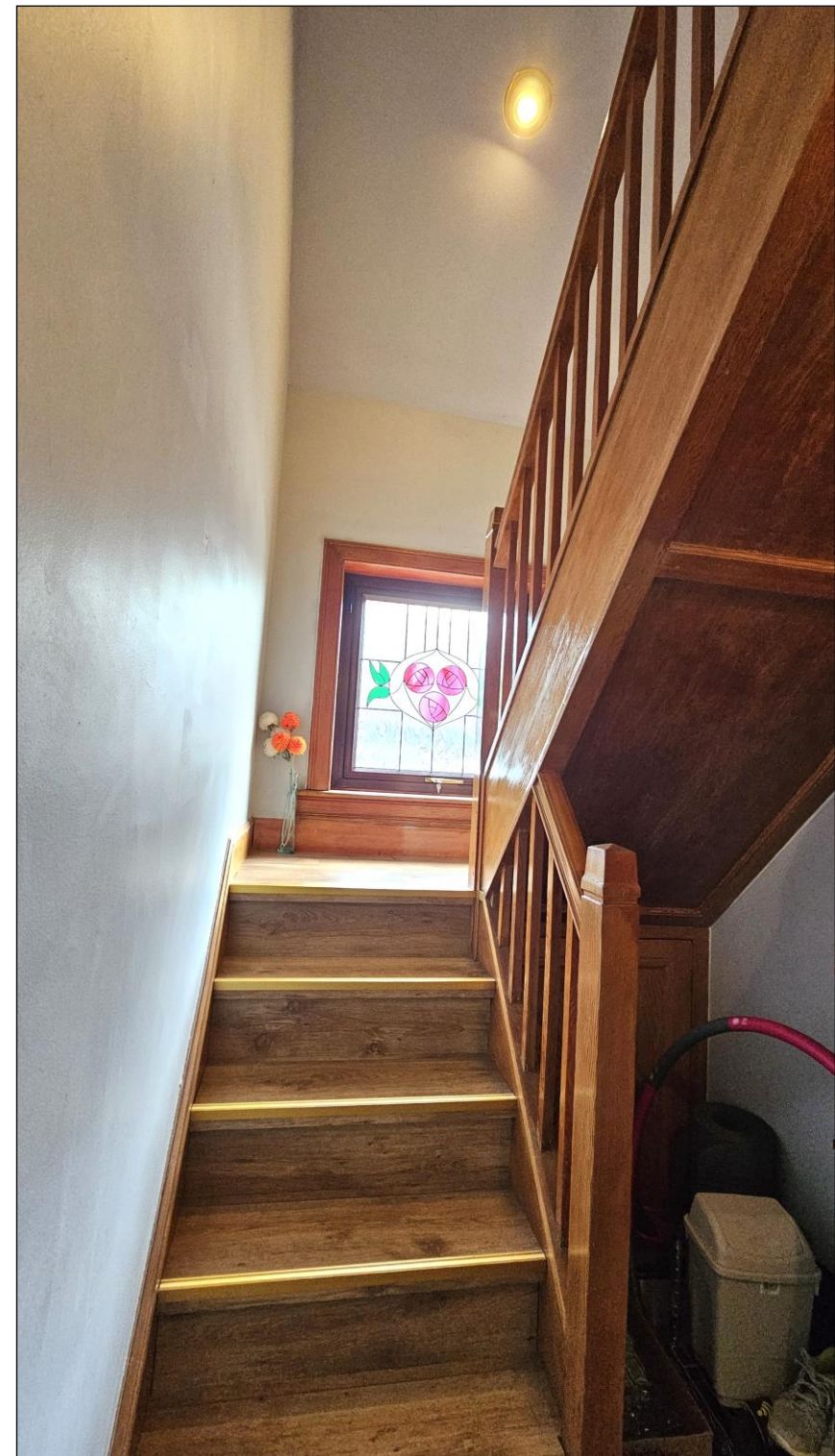
INCLUDED IN SALE: -

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

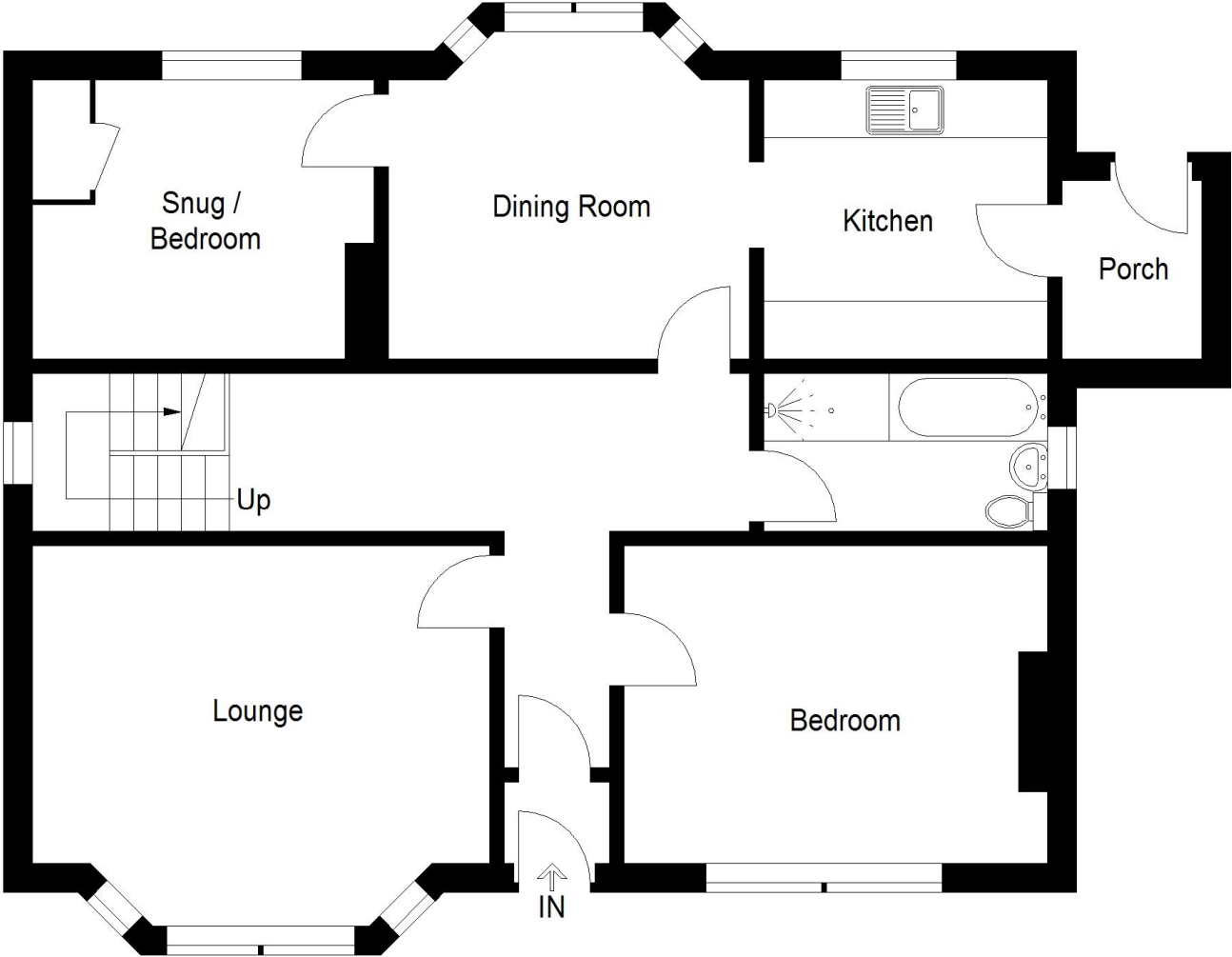




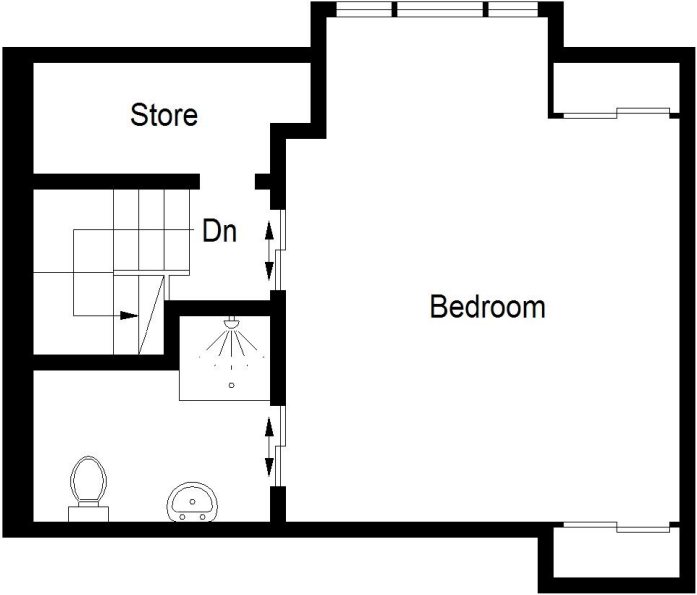
Owner: Clients of Campbell Boath
Viewing: Telephone Campbell Boath Solicitors on
01382 202060
Email: property@campbellboath.com
Office Opening Hours: Monday - Friday 9am - 5pm



Approximate Gross Internal Area = 123.0 sq m / 1324 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1098954 / Ref:88508)



CB

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.