



CB

1 HILL SQUARE, DUNDEE, DD3 6RT
OFFERS OVER: £90,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Two Bedrooms & Bathroom.

External: Garden, Off-Street Parking Bay.

This spacious END TERRACE 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 gas central heating and a parking bay to the front of the property. The property would make an ideal first time buy or appeal to investors looking for a project property to upgrade and invest in. Early internal viewing is highly recommended.

ENTRANCE: -

A glazed door gives access to the entrance hall which has a carpeted stairway giving rise to the upper-level accommodation. There is a large utility cupboard and a built-in shelved cupboard offering excellent storage. Carpet. Radiator.

LOUNGE: -

Approximately 16'6" x 14'8". The lounge is spacious and has two glazed windows offering outlook towards the garden. Carpet. Two radiators.

REAR HALL: -

The rear hall has a glazed door allowing access to the rear garden. Built-in under-stair storage cupboard. Carpet.

KITCHEN: -

Approximately 9'2" x 8'6". 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 is a glazed window offering outlook towards the front of the property. Radiator.

UPPER LANDING: -

The upper floor landing is carpeted and has a large walk-in storage cupboard and a shelved linen cupboard. Hatch giving access to the attic space. Carpet.

BEDROOM 1: -

Approximately 14'1" x 11'3". This is a good-sized bedroom with glazed windows offering outlook towards the front of the property. Carpet. Radiator.



BEDROOM 2: -

Approximately 11'7" x 10'11". This is another good-sized bedroom with a glazed window offering towards the rear. Carpet. Radiator.



BATHROOM: -

Comprising W.C., wash hand basin and bath with electric 'Triton' shower above. Tiled splashback. Vinyl flooring. Glazed window offering a good deal of natural. There is a large walk-in cupboard off the bathroom. Radiator.



EXTERNAL: -

There is an enclosed garden to the rear. Off street parking bay to the front of the property.



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

FLOOR PLAN: -

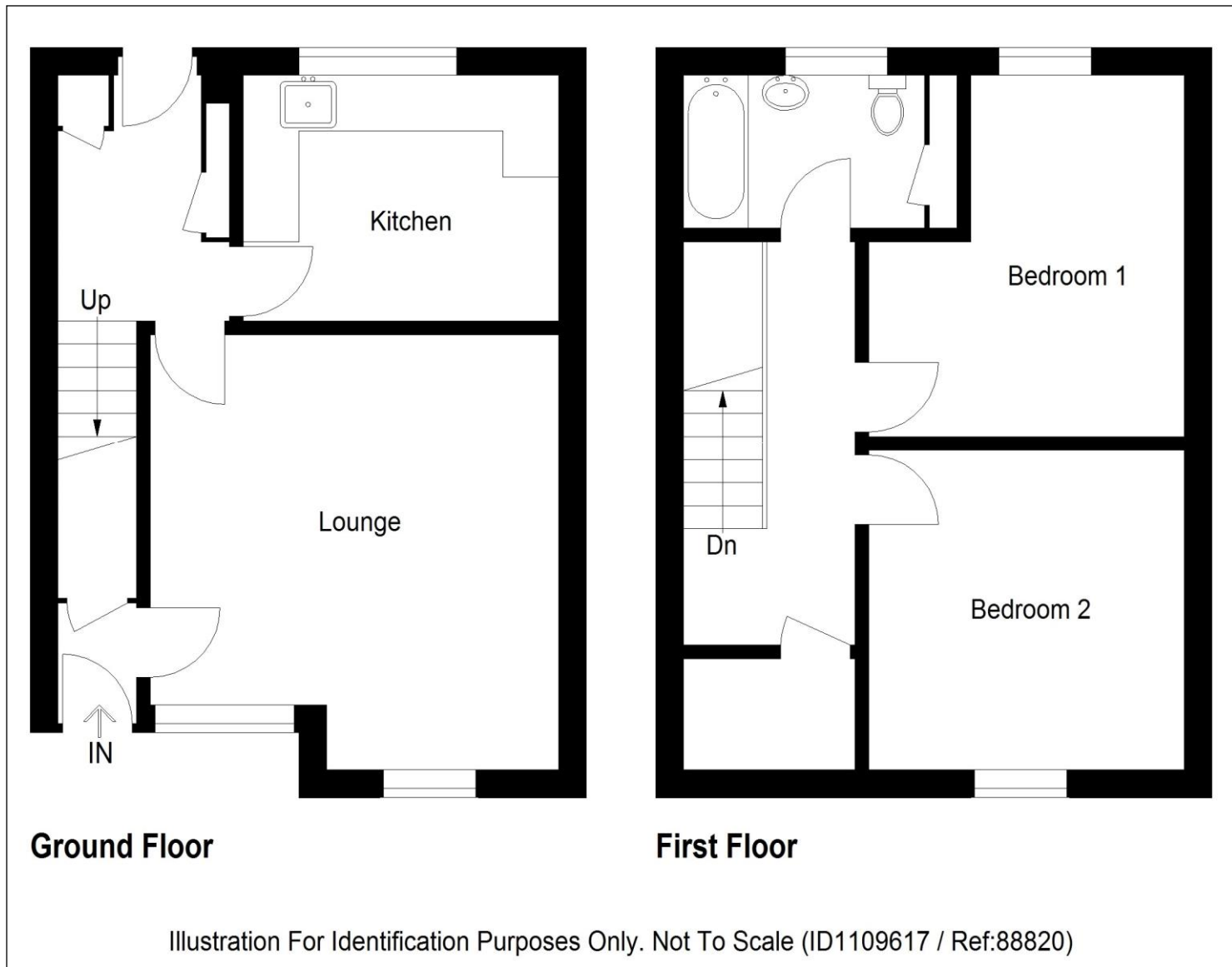


Illustration For Identification Purposes Only. Not To Scale (ID1109617 / Ref:88820)



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.