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OFFERS OVER: £94,999

**CAMPBELL
BOATH**

Solicitors & Estate Agents

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MEMBER

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

www.campbellboath.com

Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Two Bedrooms & Shower Room. External: Front & Rear Garden.

This spacious MID TERRACE TWO BEDROOM VILLA is situated in a popular residential area of Menzieshill. The property is close to all local amenities including shops, primary and secondary schools, Ninewells Hospital and a main bus route. The property offers spacious accommodation on two floors. Benefits include double glazing and gas central heating. All floor coverings are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

UPVC 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 14'10" x 13'2". A glazed door gives access to the lounge which has a UPVC door giving access to the rear garden. Double glazed window offering a pleasant outlook towards the rear garden. Built-in storage cupboard. Carpet. Radiator.

KITCHEN: -

Approximately 9'11" x 8'2". 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. Radiator.

UPPER LANDING: -

The upper floor landing is carpeted and has a built-in shelved linen cupboard. There is a double-glazed window offering a good deal of natural light and outlook to the side of the property. Carpet.

BEDROOM 1: -

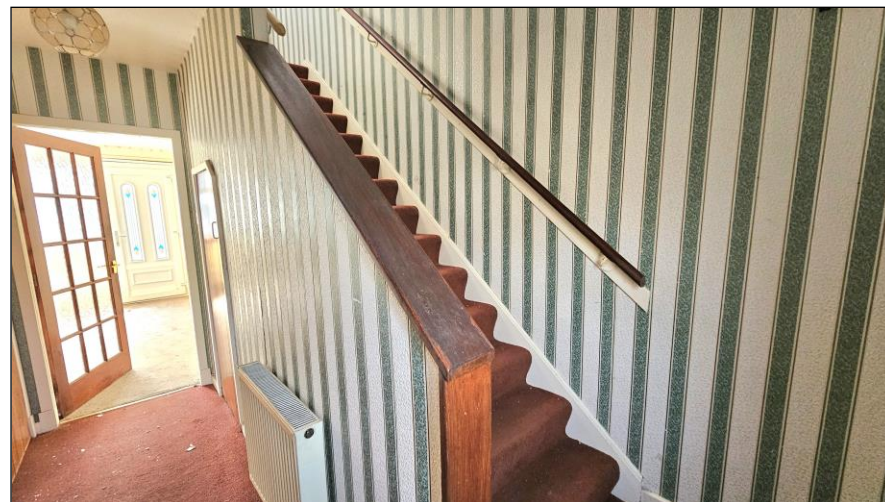
Approximately 11'6" x 10'3". This is a good-sized bedroom with double glazed windows offering outlook towards the front. There is a built-in wardrobe. Vinyl flooring. Radiator.

BEDROOM 2: -

Approximately 14'8" x 9'9". This is another good-sized bedroom with a double-glazed window offering pleasant outlook towards the rear. Laminate flooring. Radiator.

SHOWER ROOM: -

Comprising W.C., wash hand basin and shower enclosure with electric shower. Double glazed window offering a good deal of natural light. Wet wall splashback. Tiled floor. Towel radiator.



EXTERNAL: -

There is a garden to the front and rear of the property which is mainly laid in grass.



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

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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.