



CB

41 HELMSDALE CRESCENT, DUNDEE, DD3 0NG
OFFERS OVER: £105,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

**Accommodation Comprises: Entrance Hall, Lounge, Breakfasting
Kitchen, Bathroom, Three Bedrooms.
Gardens & Driveway.**

This is a well-presented MID TERRACE VILLA which is situated in a sought-after 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 and gas central heating. 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 allowing access to the upper floor accommodation. Large under stair storage cupboard. Built-in cloak cupboard. Laminate flooring. Radiator.

LOUNGE: -

Approximately 14'4" x 12'8". The lounge is spacious and is accessed by way of a glazed door and has a double-glazed bay style windows offering pleasant outlook towards the front garden. Fitted vertical blinds. The room is tastefully decorated. Laminate flooring. Radiator.

BREAKFASTING KITCHEN: -

Approximately 12'8" x 9'0". The kitchen has a range of base and wall mounted storage cupboards with contrasting worktops and attractive tiled splashback. There is ample space for a table and chairs. Integrated appliances include gas hob with electric oven below and an extractor above, fridge and freezer. The stainless-steel sink has plumbing connections for a washing machine. There is double glazed window offering pleasant with outlook towards the rear garden. Fitted vertical blinds. There is also a hardwood door allowing access to the rear of the property. Vinyl flooring. Radiator.

BATHROOM: -

The bathroom comprises w.c., vanity wash hand basin with cupboard below and a bath with electric 'Mira' shower above. Attractive wall tiles. Double glazed window offering a good deal of natural light. Fitted vertical blinds. Parador style ceiling with downlights. Vinyl flooring. Towel radiator.

UPPER LANDING: -

The upper floor landing has a double-glazed window offering outlook to the rear of the property and offering a good deal of natural light. There is a built-in storage cupboard and a built-in linen cupboard. A hatch allows access to attic. Carpet. Radiator.





BEDROOM 1: -

Approximately 10'6" x 9'0". This is a good-sized bedroom with double-glazed window offering pleasant outlook towards the front of the property. Wall length built-in wardrobes offering excellent storage. Carpet. Radiator.

BEDROOM 2: -

Approximately 12'5" x 9'0". This bedroom has a double-glazed window offering pleasant outlook towards the front. Fitted vertical blinds. Wall length built-in wardrobes offering excellent storage. Carpet. Radiator.

BEDROOM 3: -

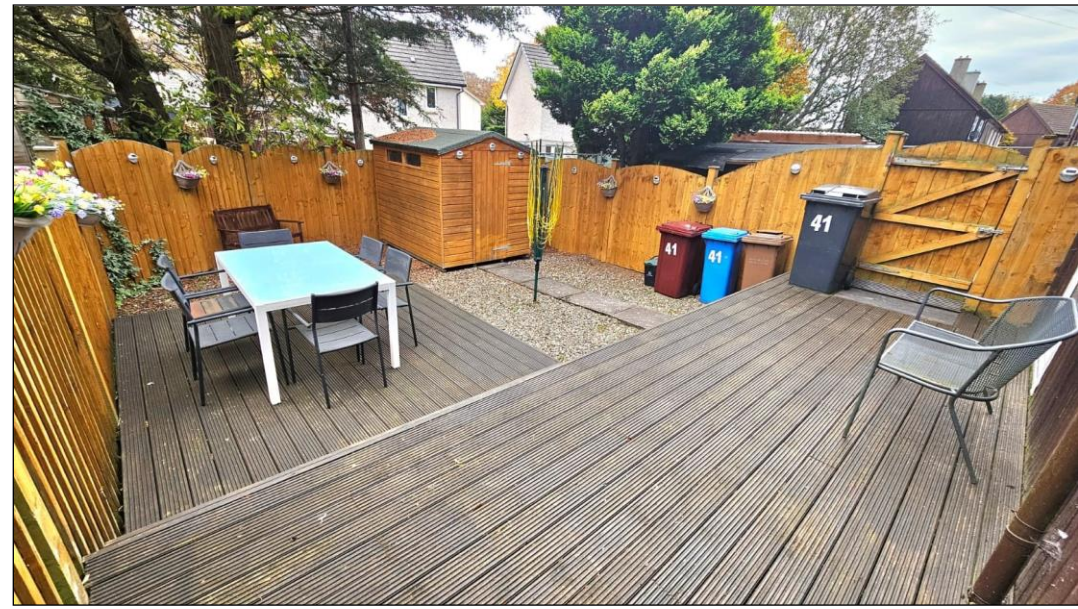
Approximately 13'6" x 9'0". This is a good-sized bedroom with two double-glazed windows offering pleasant outlook towards the rear garden. Fitted vertical blinds. Wall length built-in wardrobes offering excellent storage. Carpet. Radiator.

W.C. CLOAKS: -

Comprising W.C. and vanity wash hand basin with cupboard below. Wet Wall. Vinyl flooring.

EXTERNAL: -

There is a stone chip driveway to the front with wrought iron gates. The rear garden is fully enclosed and has an area of stone chips and decking. Garden shed. Rotary clothes dryer. Outside water tap.



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.