



**CB**

**11 BALGAVIES PLACE, DUNDEE, DD4 7QP**  
**OFFERS OVER : £135,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER



**Accommodation Comprises: Hall, Lounge/Dining Room, Kitchen, Two Bedrooms, Bathroom. External: Front and Rear Gardens.**

This well-presented END TERRACED TWO BEDROOM VILLA, is situated in a popular residential area. The property is close to all local amenities including shops, schools and is on a main bus route. The property is tastefully decorated throughout and benefits from double glazing and gas central heating. Early internal viewing is highly recommended.

**ENTRANCE: -**

The property is accessed by a hardwood door. There is a carpeted stairway giving rise to the upper floor accommodation. Built-in under stair storage cupboard. Glazed window offering a good deal of natural light. Fitted roller blind. Laminate flooring. Radiator.

**LOUNGE/DINING ROOM: -**

Approximately 22'0" x 11'11". This spacious room is tastefully decorated and has two double glazed windows offering pleasant outlook to the front and rear of the property. Fitted roller blinds. There is ample space for a family dining table and chairs. Laminate flooring. Two radiators.

**KITCHEN: -**

13'7" X 8'4". The kitchen has a range of base and wall mounted storage units with contrasting worktops and attractive splashback. There is a double-glazed window offering pleasant outlook towards the rear of the property. A hardwood door gives access to the rear garden. There stainless-steel sink has plumbing connections for a washing machine. Integrated appliances include an electric hob and electric oven with stainless steel extractor hood above. Ceiling downlights. Laminate flooring.

**UPPER FLOOR: -**

The upper floor landing is laminated and has a built-in shelved linen cupboard. There is a hatch allowing access to the attic space. Radiator.

**BEDROOM 1: -**

Approximately 13'6" x 9'2". This good-sized double bedroom with double-glazed window offering pleasant outlook towards the front of the property. There is a built-in storage cupboard. Carpet. Radiator.

**BEDROOM 2: -**

Approximately 12'3" x 11'11". This bedroom is located at the rear of the property and has a double-glazed window offering pleasant outlook towards the front garden. Built-in shelved storage cupboard. Carpet. Radiator.





**BATHROOM: -**

The bathroom comprises w.c., wash hand basin and a bath with a 'Triton' shower above. Wet wall splashback. A double-glazed window offers a good deal of natural light. Parador style ceiling with downlights. Laminate flooring. Radiator.



**EXTERNAL: -**

There is a well-maintained garden to the front of the property. The rear garden is fully enclosed and has an area of grass and decking.



**Owner:** Clients of Campbell Boath

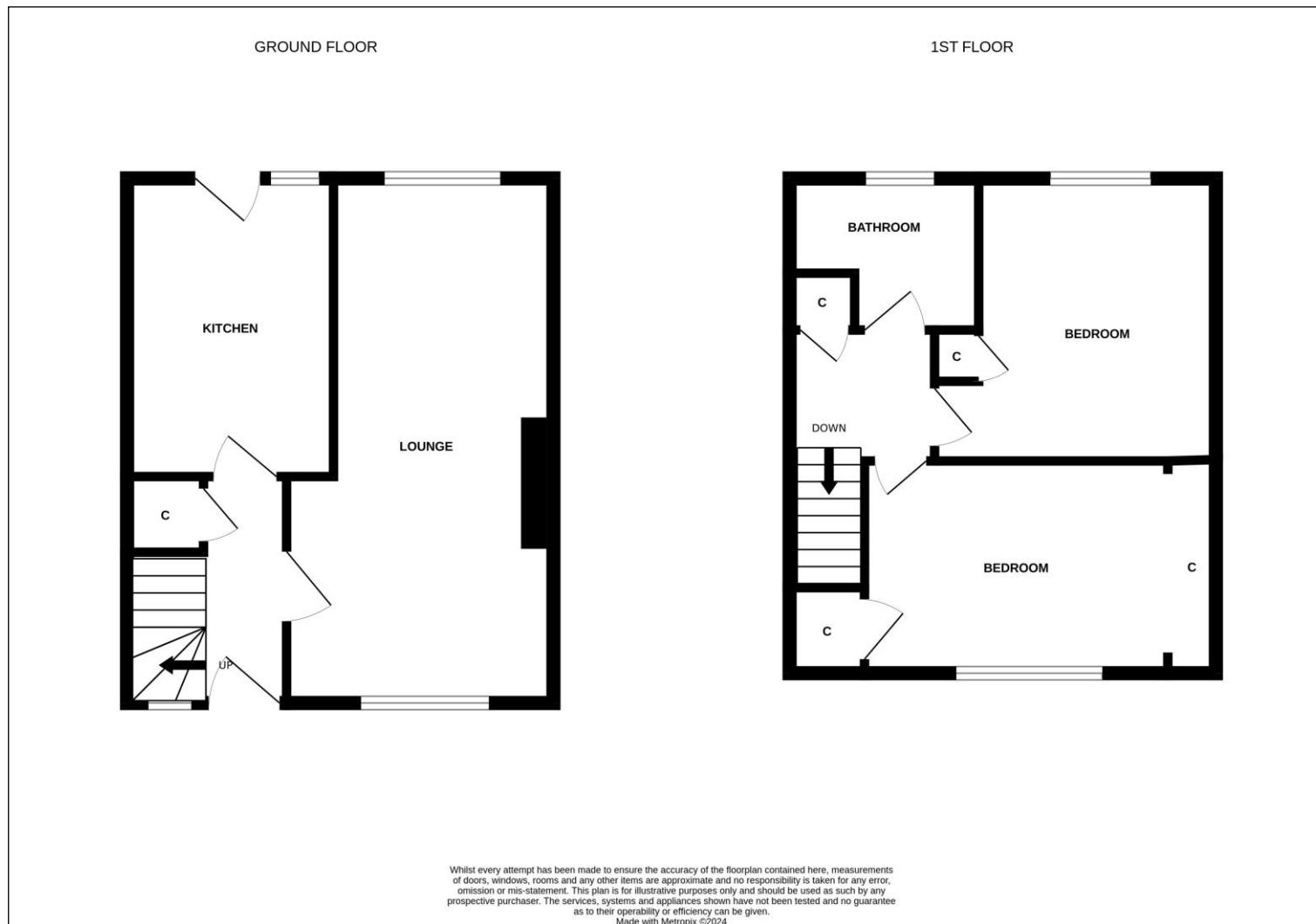
**Viewing:** Telephone Campbell Boath Solicitors on 01382 202060

**Email:** [property@campbellboath.com](mailto:property@campbellboath.com)

**Office Opening Hours:** Monday - Friday 9am - 5pm



FLOOR PLAN: -



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For more details regarding this property and many other properties visit our website at [www.campbellboath.com](http://www.campbellboath.com) or telephone our office on 01382 202060.

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.