



CB

54 BALUNIE TERRACE, DUNDEE, DD4 8TD
OFFERS OVER : £140,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

**Accommodation Comprises: Open Plan Lounge/Kitchen, Utility Room,
Three Bedrooms, Shower Room.**

External: Front and Rear Gardens, Good Size Driveway.

This well presented SEMI DETACHED THREE BEDROOM VILLA, is situated in the popular area of Douglas. 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. Externally the property has a large driveway offering off street parking for several cars. Early internal viewing is highly recommended.

ENTRANCE: -

The property is accessed by a UPVC door. Hardwood flooring. Carpeted stairway giving rise to the upper floor accommodation.

OPEN PLAN LOUNGE/KITCHEN: -

Approximately 21'8" x 20'0". This spacious room has two clearly defined areas and is tastefully decorated and has hardwood flooring. The lounge area has two double glazed windows offering pleasant outlook to the front and rear of the property. Hardwood flooring. Two radiators. The kitchen area 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. Fitted vertical blinds. A UPVC door allows access to the rear garden. There stainless-steel sink has plumbing connections for a washing machine. Integrated appliances include a gas hob and electric oven. There is a large breakfast bar. Hardwood flooring. Radiator.

UTILITY ROOM: -

Approximately 7'2" x 6'5". The utility room is accessed from the kitchen area by a glazed door. There is a clothes pulley. A UPVC door gives access to the front of the property. Hardwood flooring.

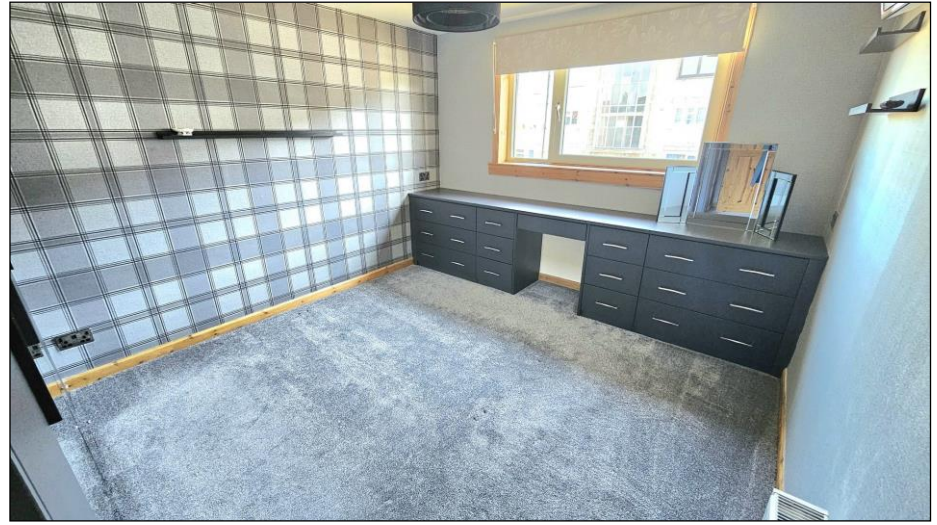
UPPER FLOOR: -

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

BEDROOM 1: -

Approximately 14'8" x 8'9". This good-sized double bedroom with double-glazed window offering pleasant outlook towards the front of the property. Fitted roller blind. There are built-in wardrobes offering excellent hanging and shelving. Carpet. Radiator.





BEDROOM 2: -

Approximately 14'8" x 8'9". This bedroom is located at the front of the property and has a double-glazed window offering pleasant outlook towards the front garden. Built-in shelved storage cupboard. Carpet. Radiator.

BEDROOM 3: -

Approximately 11'3" x 6'9". This bedroom is located at the front of the property and has a double-glazed window offering pleasant outlook towards the front garden. Built-in shelved storage cupboard. Carpet. Radiator.

SHOWER ROOM: -

The shower room comprises w.c., wash hand basin and a walk-in shower enclosure with electric Triton shower. There is attractive wet wall splashback. The double-glazed window offers a good deal of natural light. Vinyl flooring. Towel radiator.

EXTERNAL: -

There are well maintained gardens to the front and rear of the property with a large driveway offering off street parking and allowing access to the timber garage. The rear garden is fully enclosed and has an area of grass with border shrubs. Outside water tap. Garden shed.



Owner: Clients of Campbell Boath
Viewing: Telephone Campbell Boath Solicitors on 01382 202060
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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.



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.