



**CB**

**16 NAUGHTON PLACE, DUNDEE, DD2 2JR**  
**OFFERS OVER : £**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER



**Accommodation Comprises: Entrance Hall, Lounge/Dining Room,  
Kitchen, Two Bedrooms, Wet Room.  
External: Rear Garden, Store Room.**

This well-presented MID TERRACED TWO BEDROOM BUNGALOW, is situated in a popular residential area to the West End of the City. The property is close to all local amenities including shops, schools, Ninewells Hospital and is on a main bus route. The property is tastefully decorated throughout and benefits from double glazing and electric heating. The property forms part of a Caledonian Housing Retirement Complex. There are factor fees and an age restriction. There is a common room used by residents of the complex which often hosts social events and resident off street parking. All floor coverings and window blinds where fitted are included in the sale. Early internal viewing is highly recommended.

**ENTRANCE: -**

The property is accessed by a hardwood door and has a spacious entrance hallway. There is a built-in storage cupboard and a shelved linen cupboard. Carpet. Electric wall radiator.

**LOUNGE/DINING ROOM: -**

Approximately 13'8" x 13'5". This spacious room is tastefully decorated and has a double-glazed window offering pleasant outlook to the rear of the property along with double glazed patio doors. Fitted vertical blinds. There is ample space for a dining table and chairs. Built-in shelved storage cupboard. Carpet. Electric wall radiator.

**KITCHEN: -**

10'1" X 8'2". The kitchen is located off the lounge and has a range of base and wall mounted storage units with contrasting worktops and attractive tiled splashback. There is a double-glazed window offering outlook towards the side of the property. Fitted vertical blinds. The stainless-steel sink has plumbing connections for a washing machine. Integrated appliances include a ceramic hob, electric oven, microwave oven and fridge freezer. Tiled floor.

**BEDROOM 1: -**

Approximately 12'8" x 10'2". This is a good-sized double bedroom with double-glazed window offering pleasant outlook towards the rear garden. Fitted vertical blinds. Built-in wardrobe offering ample storage. Carpet. Electric wall radiator.

**BEDROOM 2: -**

Approximately 10'10" x 9'1". This bedroom has double-glazed window offering pleasant outlook towards the front of the property. Fitted vertical blinds. There is a built-in wardrobe offering ample storage. Carpet. Electric wall radiator.





**WET ROOM: -**

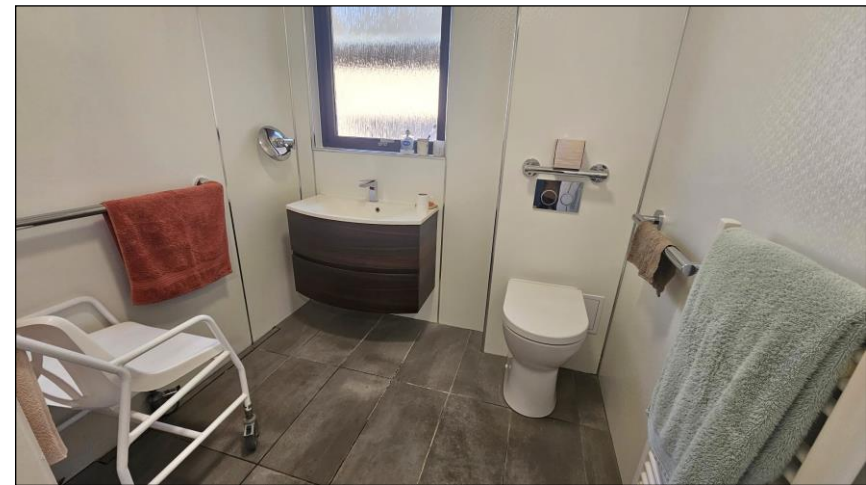
The wet room comprises w.c., vanity wash hand basin with and an electric 'Mira' shower. Wet wall splashback. A double-glazed window offers a good deal of natural light. Parador style ceiling with downlights. Laminate flooring. Radiator.

**EXTERNAL: -**

There is a well-maintained garden to the rear of the property. Rotary clothes drier.



**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: -

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.



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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.