



**CB**

**6 STEWART STREET, LOCHEE, DUNDEE, DD2 3DD**  
**OFFERS OVER : £190,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER

**Accommodation Comprises: Entrance Hall, Lounge, Dining Kitchen, Utility Room, W.C. Cloaks, Master Bedroom with En-Suite Shower Room, Two Further Bedrooms, Shower Room.  
External: Garden and Driveway.**

This well presented SEMI DETACHED THREE BEDROOM TOWN HOUSE has been fully refurbished to a high standard. The property is situated in the popular area of Lochee and is close to shops, schools and a main bus route. Benefits include double glazing and gas central heating. Externally the property has a driveway offering off street parking. Early internal viewing is highly recommended.

**ENTRANCE:** -

A UPVC door gives access to the reception hallway which is located on the middle floor. There is a staircase to the lower level. Large walk in utility cupboard. Built-in cupboard housing the electrics. Attractive downlights.

**GROUND FLOOR-**

**LOUNGE:** -

Approximately 16'11" x 14'5". This spacious room is located on the ground floor and is tastefully decorated and features bi-folding double-glazed doors and a wood burning stove. There is also a remote-control LED centre light and attractive downlights. A double-glazed window offering outlook towards the front of the property. There is a stair case allowing access the middle floor. Radiator.

**DINING KITCHEN:** -

Approximately 16'7" x 11'4". The kitchen is located on the ground floor and has a range of base and wall mounted storage units with contrasting worktops. There is a double-glazed window offering pleasant outlook towards the rear of the property. A UPVC door allows access to rear garden. There is a stainless-steel sink. Extractor hood. There is an LED colour changing light which has a Bluetooth speaker. Attractive downlights. Tiled floor. There is ample space for a family table and chairs. Radiator.

**REAR HALL:** -

The rear hall has a large built-in under stair storage cupboard. Attractive downlights.

**UTILITY ROOM:** -

Approximately 5'11" x 5'6". The utility room is located on the ground floor and has floor standing units and plumbing for a washing machine. Attractive downlights.



### W.C. CLOAKS:

Located off the utility room the W.C. has a double-glazed window which offers a good deal of natural light. Built-in cupboard housing the boiler. Towel radiator.



### UPPER FLOOR-

#### MASTER BEDROOM: -

Approximately 14'6" x 13'2". This is a good-sized double bedroom with double-glazed window offering pleasant outlook towards the rear garden. Large built-in cupboard. Attractive down lights. Radiator.



#### EN-SUITE SHOWER ROOM: -

Comprising W.C. wash hand basin and large walk-in shower enclosure with thermostatic shower. Attractive wet wall splashback. LED vanity mirror. Double glazed window offering a good deal of natural light. Extractor fan. Attractive downlights. Towel radiator.

### TOP FLOOR-

#### UPPER LANDING: -

The upper landing has a double-glazed window offering a good deal of natural light and outlook to the front of the property. Radiator. Attractive downlights.



**BEDROOM 2: -**

Approximately 12'9" x 8'5". This bedroom has a double-glazed window offering pleasant outlook towards the rear of the property. Radiator. Attractive downlights.



**BEDROOM 3: -**

Approximately 11'4 x 9'10". This bedroom has a double-glazed window offering pleasant outlook towards the rear of the property. Radiator. Attractive downlights.

**SHOWER ROOM: -**

The shower room comprises w.c., wash hand basin and a walk-in shower enclosure with thermostatic shower. There is attractive wall and floor tiling. The double-glazed window offers a good deal of natural light. Downlights. Radiator.



**EXTERNAL: -**

There is a rear garden and driveway offering off street parking. Water tap and two outside double electric sockets.

**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



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.

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