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24 KINGENNIE COURT, DUNDEE, DD4 8XG
OFFERS OVER: £150,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

Accommodation Comprises: Vestibule, Entrance Hall, W.C., Lounge, Dining Room, Kitchen. Upper Floor: 3 Bedrooms, Bathroom.

External: Gardens, Driveway and Garage.

This spacious THREE BEDROOM SEMI DETACHED VILLA is situated in a much sought after residential area. The property offers excellent spacious family accommodation on two levels. The property is close to all local amenities including schools, shops and a main bus route. Benefits include double glazing. All floor coverings are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

There is a carpeted vestibule with a double-glazed window offering a good deal of natural light. Door to entrance hall which has a carpeted stairway giving rise to the upper floor accommodation. Built-in under stair storage cupboard. Electric radiator.

W.C. CLOAKS: -

Comprising W.C. and wash hand basin.

LOUNGE: -

Approximately 13'10" x 11'10". The lounge is open plan to the dining room and has a double-glazed window offering pleasant outlook towards the front of the property. Fitted Venetian blinds. Carpet. Electric radiator.

DINING ROOM: -

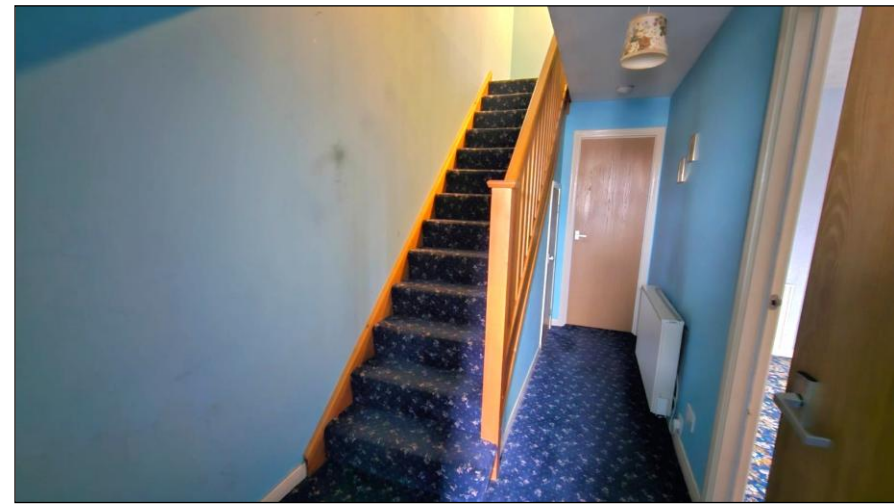
Approximately 10'9" x 9'3". The dining room is open plan to the lounge and has a double-glazed window offering pleasant outlook towards the rear garden. Fitted Venetian blinds. Carpet. Electric wall heater.

KITCHEN: -

Approximately 10'3" x 8'8". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces and tiled splashback. The stainless-steel sink has plumbing connections for a washing machine. Integrated appliances include an electric hob with extractor hood above and a double electric oven. There is a double-glazed window offering outlook towards the rear garden. There is a breakfast bar. A glazed door allows access to the rear garden.

UPPER FLOOR LANDING: -

The upper floor landing is carpeted and has a hatch allowing access to the attic. Built-in shelved storage cupboard.



BEDROOM 1: -

Approximately 11'8" x 11'8". This is a good-sized bedroom with a double-glazed window offering outlook towards the front of the property. There are built-in wardrobes with mirror sliding doors. Carpet. Electric wall heater.



BEDROOM 2: -

Approximately 8'5" x 7'2". Another good-sized bedroom with a double-glazed window offering pleasant outlook towards the front of the property. Built-in storage cupboard. Carpet.



BEDROOM 3: -

Approximately 12'0" x 9'0". This bedroom is located to the rear of the property and has a double-glazed window. Carpet. Electric wall heater.



BATHROOM: -

This comprises a three-piece suite, w.c., vanity wash hand basin with cupboards below and bath with electric shower above. There is a double-glazed window offering a good deal of natural light. Built-in shelved storage cupboard.

EXTERNAL: -

The garden to the front has an area of grass. There is also a driveway which gives access to the garage. The rear garden is enclosed and has an area of grass with border shrubs and trees.

Owner: Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on 01382 202060

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.