



CB

3 ELMWOOD ROAD, DUNDEE, DD2 2DY
OFFERS OVER : £230,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

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Accommodation Comprises: Vestibule, Entrance Hall, Lounge, Sitting Room/ Bedroom 4, Dining Room, Kitchen, Conservatory, Utility Room, Bathroom and Three Bedrooms. External: Gardens, Garage and Driveway.

This spacious SEMI DETACHED THREE BEDROOM VILLA is situated in a sought-after residential area close to Ninewells Hospital, shops, schools and a main bus route to the City Centre. The spacious accommodation over two floors benefits from double glazing and gas central heating. Externally the property has a driveway offering off street parking and a garage. Early internal viewing is highly recommended.

ENTRANCE: -

The property is accessed by a UPVC door into a vestibule which has vinyl flooring and wall lights. A glazed door allows access into the reception hall which is carpeted and has a staircase giving rise to the upper-level accommodation. Built-in storage cupboard. Radiator.

LOUNGE: -

Approximately 15'1" x 14'8". This spacious room is tastefully decorated and has bay style double glazed windows. Fitted Venetian blinds. Laminate flooring. Radiator.

SITTING ROOM: -

Approximately 15'1" x 14'8". This spacious room is tastefully decorated and has bay style double glazed windows. Fitted Venetian blinds. Laminate flooring. Radiator.

DINING ROOM: -

Approximately 14'1" x 11'10". This is a good size room and has a double-glazed window offering pleasant outlook towards the rear of the property. Laminate flooring. Radiator.

KITCHEN: -

The kitchen 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 glazed door allows access to the conservatory. There is a polycarbonate sink. Tiled splashback. Integrated appliances include an electric hob, oven and microwave. Parador style ceiling with downlights. Laminate flooring. Radiator.

CONSERVATORY: -

The conservatory is located off the kitchen and has a door which allows access to the garden.

UTILITY ROOM: -



Approximately 8'10" x 6'4". The utility room has floor standing units. Plumbing connections for a washing machine. There is a double-glazed window offering a good deal of natural light. Carpet.

BATHROOM:

The bathroom comprises W.C., vanity wash hand basin with cupboards below and bath with a thermostatic shower above. Tiled splashback. There is a double-glazed window which offers a good deal of natural light. Downlights. Vinyl flooring. Towel radiator.

UPPER FLOOR LANDING: -

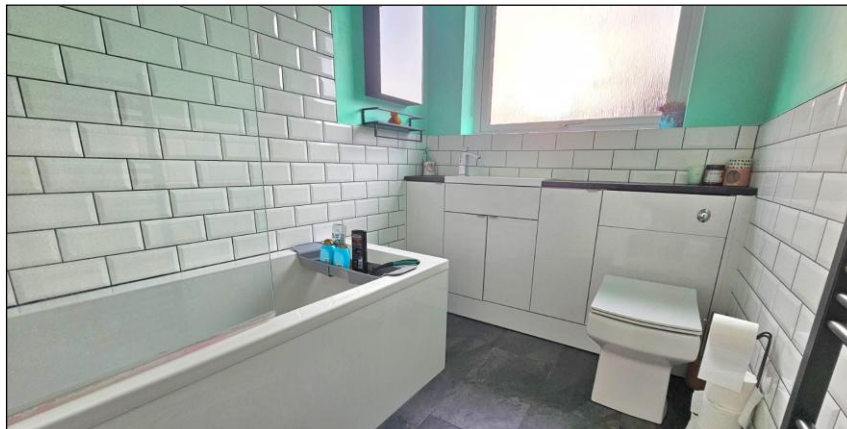
The landing is carpeted and has a double-glazed window offering outlook to the side of the property. Fitted Venetian blinds. Built-in storage cupboard. Carpet.

BEDROOM 1: -

Approximately 13'11" x 9'5". This is a good-sized double bedroom with double-glazed window offering outlook towards the front of the property. Fitted Venetian blinds. Built-in wardrobe offering ample hanging and shelving storage and having attractive mirror sliding doors. Carpet. Radiator.

BEDROOM 2: -

Approximately 10'7" x 9'4". This is another good-sized double bedroom with double-glazed window offering outlook towards the rear. Built-in wardrobe offering ample



storage with attractive mirror sliding doors. Carpet. Radiator.

BEDROOM 3: -

Approximately 12'5" x 9'6". This bedroom has a double-glazed window offering pleasant outlook towards the rear of the property. Fitted Venetian blinds. Built-in wardrobe offering ample hanging and shelving with attractive mirror sliding doors. Carpet. Radiator.



EXTERNAL: -

The rear garden is fully enclosed and has an area of grass with border shrubs and trees. The front garden driveway offering off street parking and allowing access to the garage.



Owner: Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on 01382 202060

Email: 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 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.