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15 OSBORNE PLACE, DUNDEE, DD2 1BE
OFFERS OVER: £365,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

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www.campbellboath.com

Accommodation Comprises: Entrance Vestibule, Hall, Lounge, Kitchen, Dining Room. Lower Level: Hall, Two Bedrooms, Shower Room and Utility. Upper Floor: Master Bedroom with Ensuite shower Room, Two Further Bedrooms and Family Bathroom. External: Court Yard.

This well presented, spacious FIVE BEDROOM TERRACED TOWN HOUSE is situated in the sought after West End of the City. The property has been fully renovated throughout to a high standard and retains many original features including ceiling cornicing and high skirtings. The property is close to all local amenities including shops, primary and secondary schools and a main bus route. Benefits include gas central heating and double glazing. Early internal viewing is highly recommended.

ENTRANCE: -

A hardwood door giving access to the vestibule. Carpet. Glazed door gives access to the reception hallway. There is a carpeted stairway to the upper and lower-level accommodation. Ceiling cornicing. Laminate flooring. Radiator.

LOUNGE: -

Approximately 22'0" x 14'5". The lounge is spacious and has a large double glazed bay window offering outlook towards the front of the property. Fitted Venetian blinds. The room has attractive ceiling cornicing and high skirtings. Laminate flooring. Two radiators.

KITCHEN: -

Approximately 13'8" x 8'6". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces. Integrated appliances include an eye level oven and microwave, halogen hob with extractor hood above, fridge, freezer and dishwasher. There is a stainless-steel sink. Attractive splashback. Breakfast bar. Under unit lighting. The double-glazed window offerings outlook to the rear. Fitted Venetian blinds. Attractive downlights. Radiator.

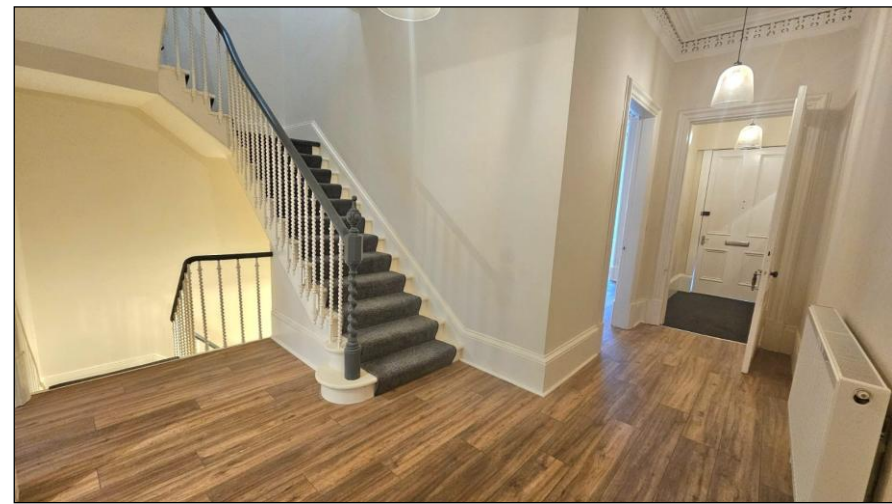
DINING ROOM: -

Approximately 15'0" x 10'2". This spacious dining room has a double-glazed window offering outlook the rear of the property. Fitted Venetian blind. Laminate flooring. Radiator.

UPPER LEVEL

LANDING: -

The upper-level landing is carpeted and has a skylight offering a good deal of natural light. Radiator.





MASTER BEDROOM: -

Approximately 19'5" x 18'8". This spacious bedroom has a bay window and a large double-glazed window to the front of the property. Fitted Venetian blinds. There is a large walk-in wardrobe offering excellent storage. Carpet. Radiator.

ENSUITE SHOWER ROOM: -

The en-suite comprises W.C., wash hand basin and shower enclosure with an electric 'Triton' shower. Attractive wet wall splashback. Vanity mirror. Towel radiator. Downlights. Extractor fan. Laminate flooring.

BEDROOM 2: -

Approximately 16'1" x 10'2". This spacious bedroom has a double-glazed window offering outlook towards the rear of the property. Fitted Venetian blinds. Carpet. Radiator.



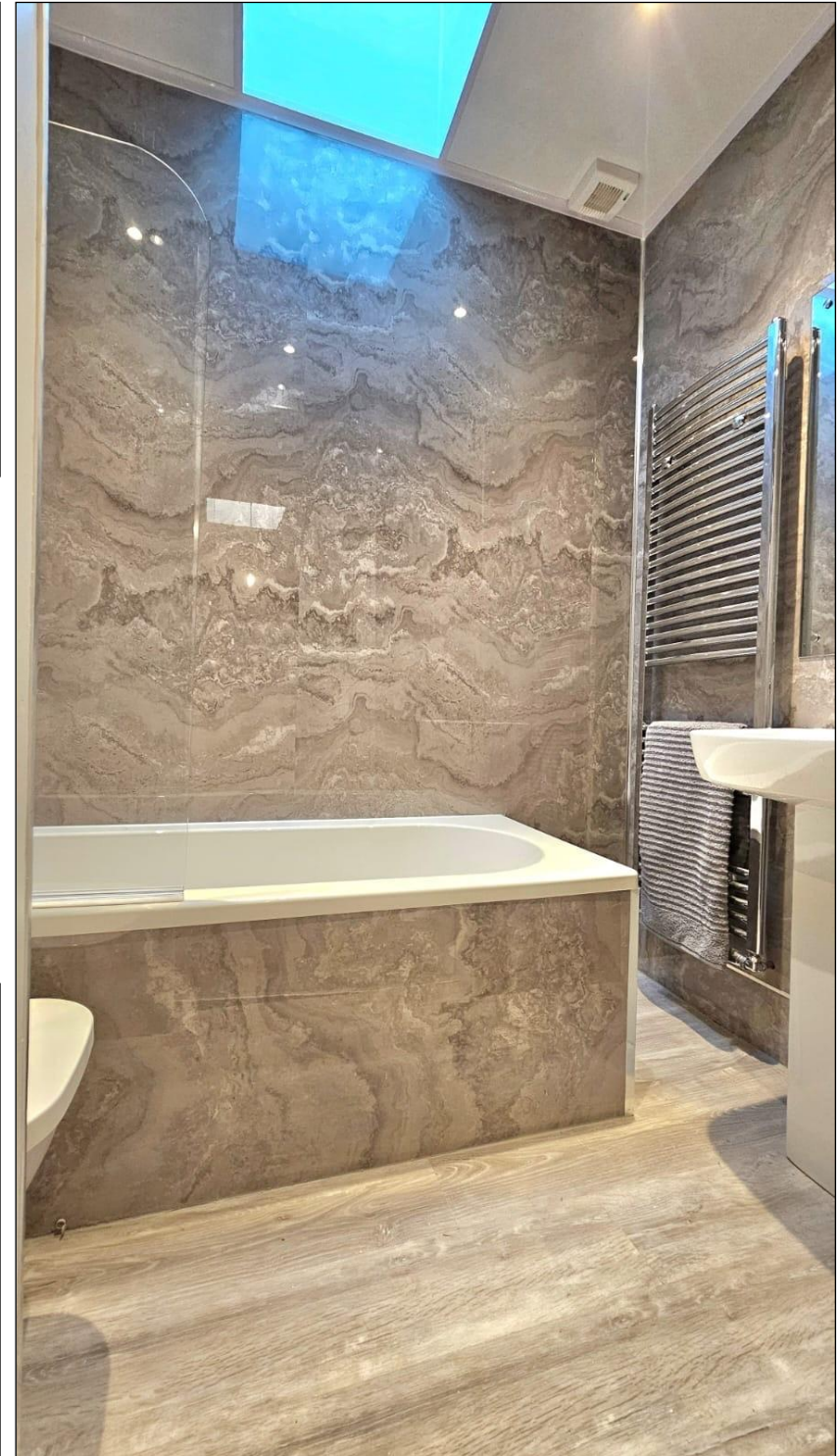
BEDROOM 3: -

Approximately 16'1" x 8'7". This bedroom has a double-glazed window offering outlook towards the rear of the property. Fitted Venetian blinds. Carpet. Radiator.



FAMILY BATHROOM: -

Comprising W.C., wash hand basin and bath with electric 'Triton' shower above. Attractive wet wall fitted throughout. There is a skylight offering a good deal of natural light. Vanity mirror. Extractor fan. Downlights. Radiator.



LOWER LEVEL

HALL: -

The lower-level hall has laminate flooring. There is a carpeted stairway giving rise to the upper-level accommodation. Radiator.





BEDROOM 4: -

Approximately 19'9" x 12'12". This is a spacious bedroom with double glazed windows to the front of the property. There is a large walk-in wardrobe/dressing area. Laminate flooring. Radiator.

BEDROOM 5: -

Approximately 14'9" x 9'6". This is a spacious bedroom with double glazed window to the rear of the property. There is a built-in storage area. Laminate flooring. Radiator.

SHOWER ROOM: -

The shower room comprises W.C. wash hand basin and a walk-in shower enclosure with thermostatic shower. Attractive wet wall fitted throughout. Vanity mirror. Towel radiator. Extractor fan. Downlights.

UTILITY ROOM: -

Approximately 10'6" x 8'1". The utility room has wall and floor standing units. There is a stainless-steel sink. Double glazed window offering outlook towards the rear of the property. Fitted Venetian blinds. Laminate flooring. Radiator. There is a door giving access to the court yard.

EXTERNAL: -

There is a court yard to the rear of the property.



Owner: Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on 01382
202060

or **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.