



**CB**

**11 LAW ROAD, DUNDEE, DD3 6PZ**  
**OFFERS OVER: £165,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER

**Accommodation Comprises: Vestibule, Entrance Hall, Bathroom,  
Lounge, Kitchen. Upper Floor: Two Bedrooms & W.C.  
External: Gardens and Driveway.**

This spacious TWO 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: -**

A UPVC door gives access to the vestibule. Tiled floor. Glazed door gives access to the entrance hall. There is a carpeted stairway giving access to the upper-level accommodation. Built-in cloak cupboard with double glazed window. Shelved under stair storage recess. There is a UPVC door which allows access to the side of the property. Radiator.

**LOUNGE: -**

Approximately 16'11" x 12'2". The spacious lounge has double-glazed bay style windows offering pleasant outlook towards the front of the property. Fitted vertical blinds. There is a feature fireplace with gas fire. Shelved display recess. Ceiling cornice and centre rose. Carpet. Two Radiators.

**KITCHEN: -**

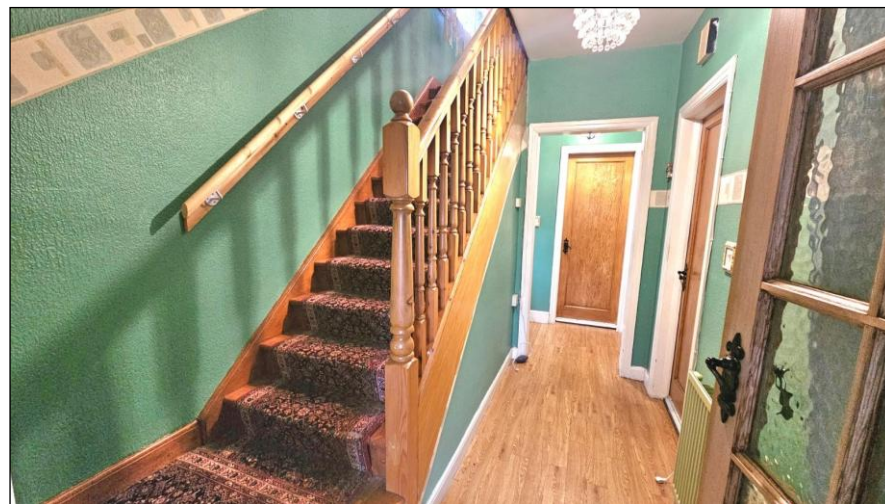
Approximately 12'3" x 11'3". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces and tiled splashback. The polycarbonate sink has plumbing connections for a washing machine. There is a double-glazed window offering outlook towards the rear garden. Fitted Venetian blind. Two built-in pantry cupboards, one of which has a double-glazed window. Clothes horse pulley. Vinyl flooring. Radiator.

**BATHROOM: -**

This comprises a three-piece suite, w.c., hand basin and a bath with a thermostatic shower above. Tiled splashback. There is a double-glazed window offering a good deal of natural light. Tiled floor. Towel radiator.

**UPPER FLOOR LANDING: -**

The upper floor landing is carpeted and has a hatch allowing access to the attic. There is a double-glazed window offering outlook to the side of the property.



**BEDROOM 1: -**

Approximately 16'1" x 12'3". This is a good-sized bedroom with a double-glazed window offering outlook towards the front of the property. Fitted vertical blinds. Polished wooden floor boards. Natural wood flooring. Radiator.



**BEDROOM 2: -**

Approximately 11'5" x 10'10". Another good-sized bedroom with a double-glazed window offering pleasant outlook towards the rear of the property. Fitted vertical blinds. Polished wooden floor boards. Radiator.



**W.C. CLOAKS: -**

This comprises a w.c. and Vanity wash hand basin with cupboards below. Wet wall splashback. Extractor fan.

**EXTERNAL: -**

The garden to the front has an area of grass with border shrubs and bushes. There is also a wrought iron gate which offers access to a mono block driveway offering off street parking. The rear garden is enclosed and has an area of grass with border shrubs and trees. Patio area. Garden shed.





**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

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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.