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3A AMBLESIDE AVENUE, DUNDEE, DD3 0AG
OFFERS OVER: £187,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

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MEMBER

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**Accommodation Comprises: Vestibule, W.C. Cloaks, Lounge,
Kitchen/Dining, Master Bedroom with En-suite,
Two Further Bedrooms & Family Bathroom.
External: Gardens and Driveway.**

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 primary and secondary schools, shops and a main bus route. Benefits include double glazing and gas central heating. All floor coverings and blinds are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

A UPVC door gives access to the vestibule. There is a double-glazed window offering outlook to the front garden. Fitted Venetian blinds. Laminate flooring. Radiator. There is a glazed door giving access to the lounge.

W.C. CLOAKS: -

Comprising W.C. and vanity wash hand basin with cupboards below. There is a double-glazed window offering a good deal of natural light. Laminate flooring. Radiator.

LOUNGE: -

Approximately 18'1" x 14'10". The spacious lounge has a double-glazed window offering pleasant outlook towards the front of the property. Fitted Venetian blinds. There is a carpeted stairway giving rise to the upper-level accommodation. Laminate flooring. Two radiators.

KITCHEN/DINING ROOM: -

Approximately 14'8" x 9'6". The kitchen is accessed from the lounge via a glazed door and 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. There is a double-glazed window offering pleasant outlook towards the rear garden. The double-glazed French doors allow access to the rear garden. There is ample space for a family dining table and chairs. Tiled floor. 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. Fitted Venetian blinds. There is a built-in storage cupboard.



BEDROOM 1: -

Approximately 13'7" x 8'10". This is a good-sized bedroom with a double-glazed window offering outlook towards the front of the property. Fitted Venetian blinds. Laminate flooring. Radiator.



EN-SUITE SHOWER ROOM: -

Comprising W.C., vanity wash hand basin with cupboards below and a shower enclosure with thermostatic shower. Tiled splashback. Extractor fan. Vinyl flooring. Radiator.

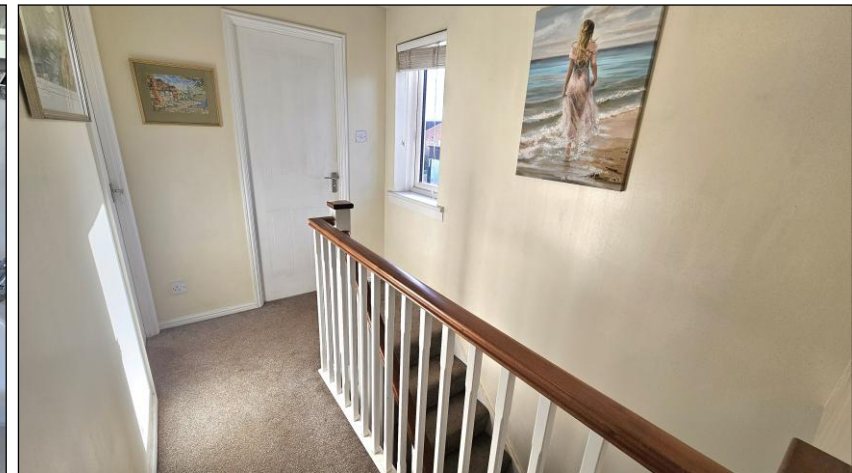
BEDROOM 2: -

Approximately 9'7" x 5'9". This bedroom has a double-glazed window offering pleasant outlook towards the front of the property. Carpet. Radiator.



BEDROOM 3: -

Approximately 11'3" x 8'4". This is a good-sized bedroom with a double-glazed window offering pleasant outlook towards the rear garden. Fitted Venetian blinds. Carpet. Radiator.



BATHROOM: -

This comprises a W.C. and Vanity wash hand basin with cupboards below and a bath with an electric 'Triton' shower above. Attractive wall tiled splashback. There is a double-glazed window offering a good deal of natural light. Vinyl flooring. Radiator.

EXTERNAL: -

The garden to the front has an area of grass with border shrubs and bushes. There is also a paved and stone chip driveway offering off street parking for two cars. The rear garden is fully enclosed with an area of grass with border shrubs, fruit trees and bushes. There is a raised decked area. Outside water tap. Paved area. Garden shed.



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.