



**CB**

15B STRATHMARTINE ROAD, DUNDEE, DD3 7RL  
OFFERS OVER: £85,000 **HR VALUATION: £90,000**

CAMPBELL  
BOATH

*Solicitors & Estate Agents*

tspc  
MEMBER

Bank House, 1 Stirling Street, Dundee DD3 6PJ. Telephone: 01382 202060 Email: [property@campbellboath.com](mailto:property@campbellboath.com)

[www.campbellboath.com](http://www.campbellboath.com)



**Accommodation Comprises: Entrance Vestibule, Hall, Lounge, Sitting Room/Bedroom 4, Dining/Kitchen, Shower Room, Basement. Upper Level: Three Bedrooms. External: Rear Garden.**

This is a spacious MID TERRACED THREE BEDROOM VILLA which is situated in popular area. The property is close to all local amenities including shops, primary and secondary schools and a main bus route. The property requires upgrading throughout and would appeal to an investor looking for a project. Benefits include gas central heating. Early internal viewing is highly recommended.

**ENTRANCE: -**

A hardwood door gives access to the vestibule which has a tiled floor and a glazed door into the entrance hall. There are two stairways, one giving access to the upper floor accommodation and the other to the basement. Glazed window offering a good deal of natural light and outlook to the side of the property. Radiator.

**LOUNGE: -**

Approximately 17'11" x 10'11". This is a good-sized room with large glazed window offering outlook towards the front of the property. There is an ornate fireplace. Shelves alcove. Ceiling cornice. Radiators.

**SITTING ROOM/ BEDROOM 3: -**

Approximately 17'1" x 12'1". This is a good-sized room with a glazed window offering outlook to the front and one to the rear of the property. There is an ornate ceiling cornice and rose. Built in shelved storage cupboard. Radiator.

**KITCHEN: -**

Approximately 10'10" x 14'1". The kitchen has a range of floor standing units with a stainless-steel sink. There are two glazed windows offering outlook to the rear. Range style cooker. Downlights. Radiator.

**BASEMENT: -**

Approximately 27'6" x 10'2" Offering excellent storage and having a hardwood door giving access to the rear garden.





#### SHOWER ROOM: -

Comprising W.C. wash hand basin and shower enclosure with a thermostatic shower. Wall and floor tiles. Glazed window offering a good deal of natural light. Towel radiator.

#### UPPER FLOOR LANDING: -

There are large glazed windows offering a good deal of natural light. Hatch allowing access to the attic.

#### BEDROOM ONE: -

Approximately 17'4" x 11'2". This is a good-sized room with glazed window offering outlook towards the front of the property. There is a built-in cupboard. Ornate ceiling cornice. Radiator.

#### BEDROOM TWO: -

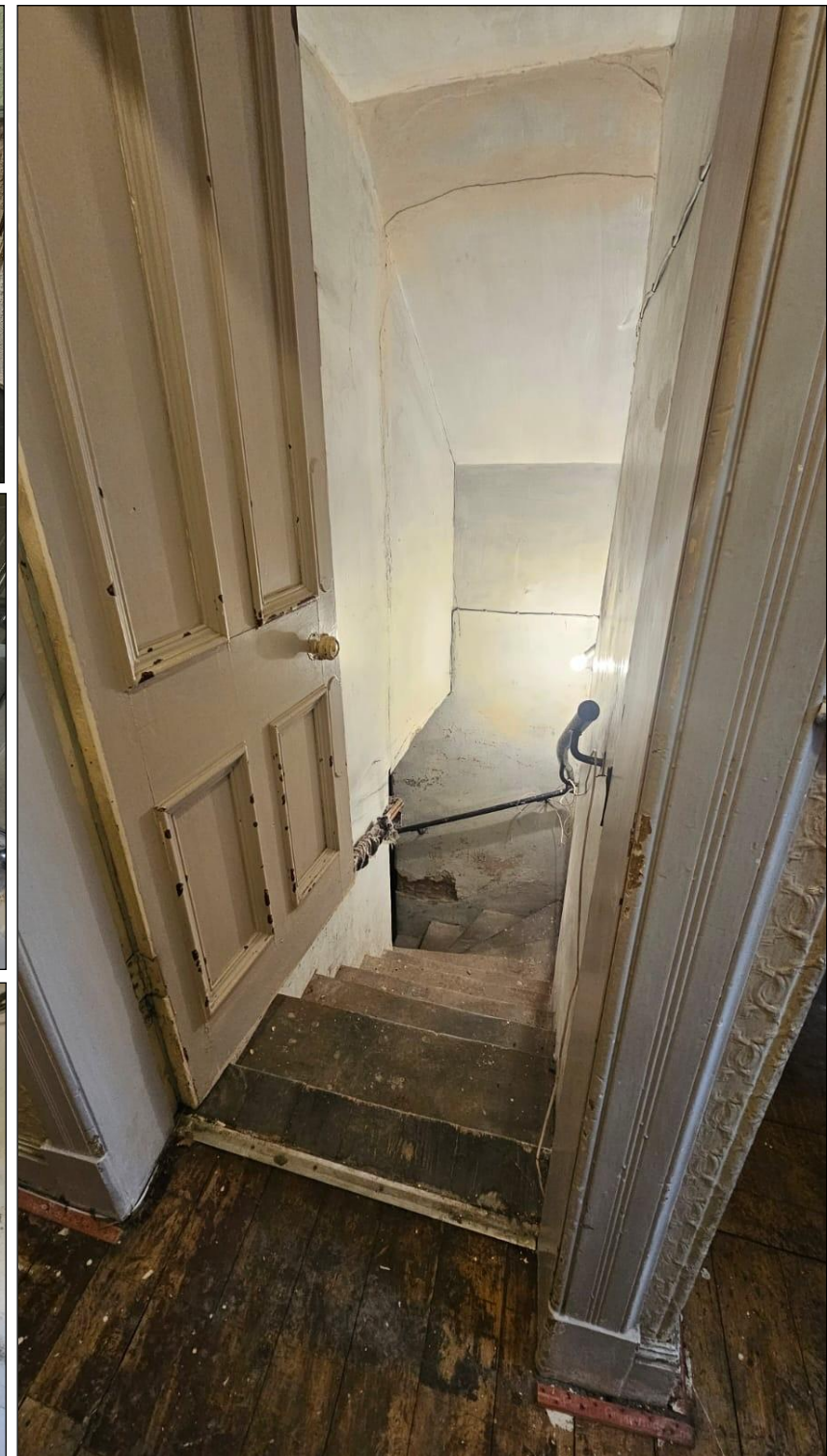
Approximately 17'1" x 10'10". This is a good-sized room with glazed window offering outlook towards the front of the property. Radiator.

#### BEDROOM THREE: -

Approximately 7'5" x 6'11". With glazed window offering outlook to the front of the property. Radiator.

#### EXTERNAL: -

There is a garden to the rear of the property which is accessed from the basement.







**Owner:** Clients of Campbell Boath

**Viewing:** Telephone Campbell Boath Solicitors on 01382 202060  
or **Email:** [property@campbellboath.com](mailto:property@campbellboath.com)

**Office Opening Hours:** Monday - Friday 9am - 5pm



## FLOOR PLAN: -



**CB**

**CAMPBELL  
BOATH**

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.

*Solicitors & Estate Agents*

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.