



**CB**

**32 EMMOCK PLACE, DUNDEE, DD3 0BR**  
**OFFERS OVER: £120,000**

**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 Hall, Lounge/Dining Room, Kitchen. Upper Level: Two Bedrooms, Bathroom. External: Driveway and Gardens.**

This is a spacious END TERRACED TWO BEDROOM VILLA which is situated in a sought-after residential area. The property is close to all local amenities including shops, primary and secondary schools and a main bus route. The property offers excellent family accommodation on two levels. Benefits include double glazing and gas central heating. All floor coverings are included in the sale. Early internal viewing is highly recommended.

**ENTRANCE: -**

A UPVC door gives access to the entrance hall. Tiled floor. There is a carpeted stairway giving access to the upper floor accommodation. A double-glazed window offers a good deal of natural light and outlook to the side of the property. Glazed door giving access to the lounge.

**LOUNGE/DINING ROOM: -**

Approximately 20'1" x 10'4". This is a good-sized room with two large double-glazed windows offering a pleasant outlook towards the front and rear. Fitted vertical blinds. Carpet. Two radiators. Glazed door to kitchen.

**KITCHEN: -**

Approximately 14'0" x 9'1". The kitchen has wall and flooring standing units with contrasting work tops and tiled splashback. The polycarbonate sink has plumbing connections for a washing machine. Integrated appliances include a ceramic hob with extractor fan above and electric oven below. There is a double-glazed window offering pleasant outlook towards the rear. Fitted vertical blinds. A UPVC door offers access to the side of the property. Ceiling downlights. Vinyl flooring. Radiator.

**UPPER FLOOR: -**

The upper landing is carpeted. There is a hatch allowing access to the attic. Radiator.

**BEDROOM ONE: -**

Approximately 12'7" x 10'0". This is a good-sized room with two double glazed windows offering pleasant outlook towards the front of the property. Fitted vertical blinds. There are wall length fitted wardrobes with attractive mirror sliding doors offering excellent storage. Built-in storage cupboard. Carpet. Radiator.

**BEDROOM 2: -**

Approximately 10'12" x 10'8". This is another good-sized bedroom. Built in storage cupboard. The double-glazed window offers pleasant outlook towards the rear. Fitted vertical blinds. Carpet. Radiator.

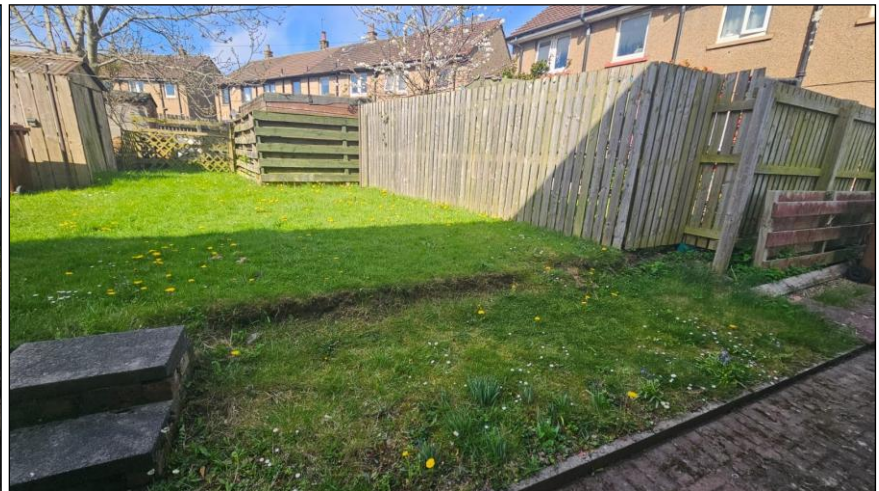


**BATHROOM: -**

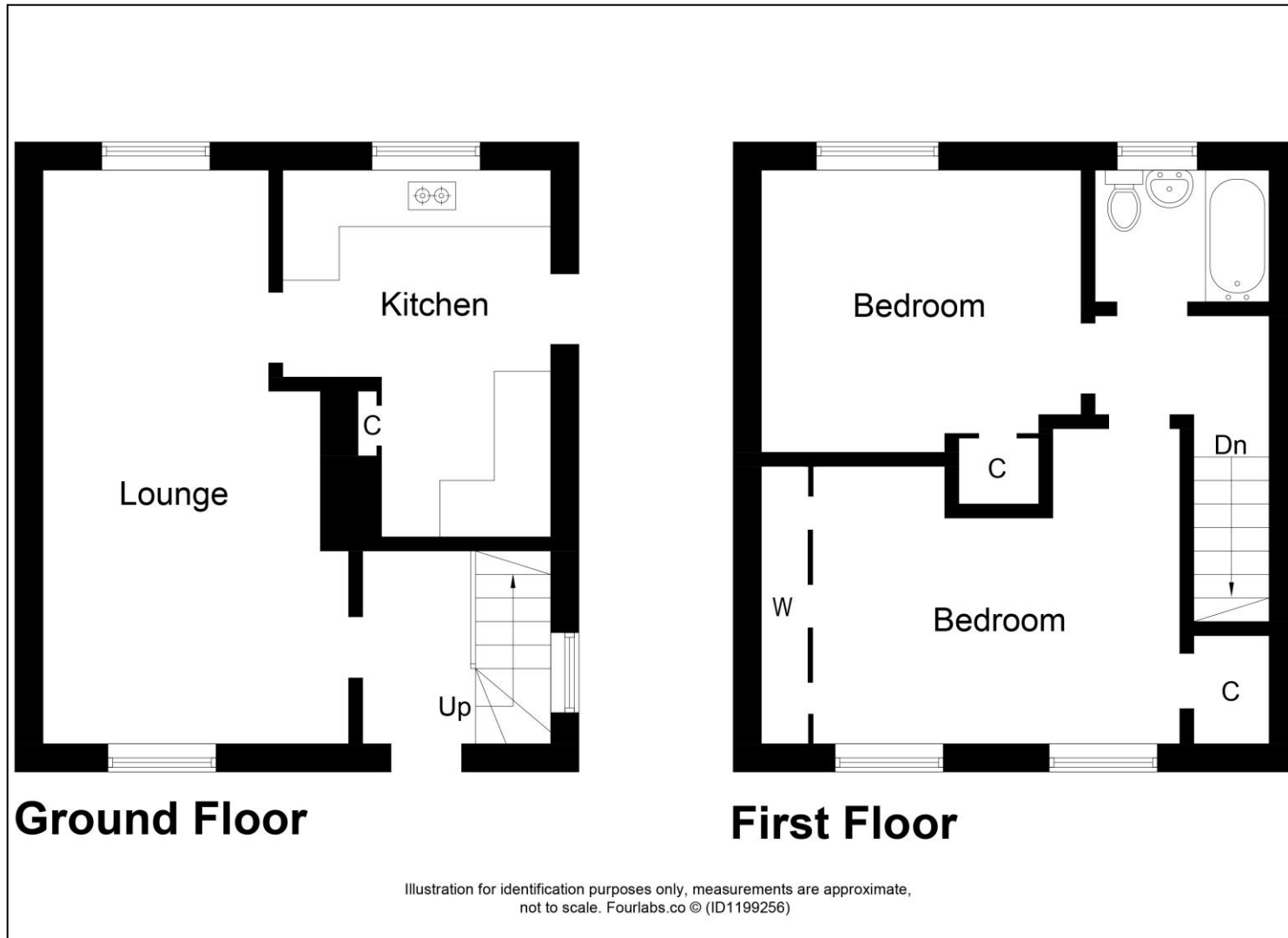
Comprising W.C., wash hand basin and bath with electric "Redring" shower above. Wall and flooring tiling. Double glazed window offering a good deal of natural light. Radiator.

**EXTERNAL: -**

There is a mono block driveway to the front of the property offering off street parking and an area of grass to the front and side. Garden shed. The rear garden has an area of grass. Outside water tap.



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.