



**CB**

**11 KINTAIL PLACE, BROUGHTY FERRY, DD5 3TA**  
**OFFERS OVER: £195,000**

**CAMPBELL  
BOATH**

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**Accommodation Comprises: Vestibule, Entrance Hall, Lounge, Dining Kitchen, Two Bedrooms, Shower Room. External: Gardens and Garage.**

This is a well presented SEMI DETACHED TWO BEDROOM VILLA located in the sought-after area of Broughty Ferry and is in move-in condition. The property is close to all local amenities including shops, primary and secondary schools and a main bus route to the City Centre. Benefits include double glazing, gas central heating and a fully powered garage with substantial storage space. All floor coverings and window blinds are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

A UPVC door gives access to the vestibule. There is a glazed door into the hall which has a carpeted stairway leading to the upper-level accommodation. Glazed door to Lounge. Radiator.

LOUNGE: -

Approximately 17'5" x 10'3". This is a good size room with double glazed windows offering pleasant outlook towards the front garden. Fitted vertical blinds, carpet, two radiators.

DINING KITCHEN: -

Approximately 13'8" x 10'3". This bright modern dining kitchen has a range of base and wall mounted storage units with contrasting work surfaces and a tiled splashback. Integrated appliances include a gas hob with electric fan oven and stainless-steel extractor fan above. There is a double-glazed window which looks out onto the rear of the property and a UPVC door allowing access to the well-maintained rear garden and patio area. There is ample space for a family dining table and chairs. There is also a large cupboard offering generous storage. Attractive downlights, tiled flooring and radiator.

UPPER FLOOR-

LANDING: -

The upper floor landing is carpeted and has a hatch allowing access to the well-insulated attic.

BEDROOM 1: -

Approximately 11'7" x 10'7". Well-proportioned bedroom with double glazed window with views towards the front garden and garage. Built-in wardrobe providing excellent storage. Fitted vertical blind, carpet and radiator.





### BEDROOM 2: -

Approximately 11'8" x 8'1". Another good-sized bedroom with a double-glazed window with views onto the rear garden. Fitted vertical blinds. Two built-in wardrobes allowing ample storage. Carpet. Radiator.



### SHOWER ROOM: -

This has a three-piece white suite with stainless steel fittings. It includes a W.C., Vanity wash hand basin with storage unit below and a large walk-in shower enclosure with thermostatic shower. Attractive wet wall splashback and tiled floor. Stainless steel towel radiator.



### EXTERNAL: -

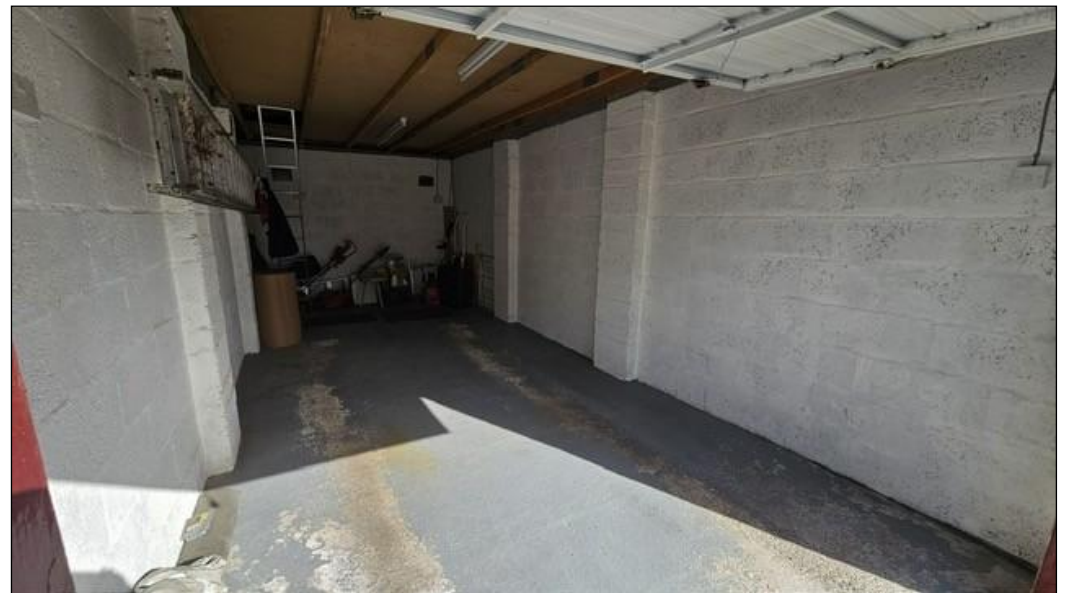
There is a garden to the front of the property with flower border. There is a storage cupboard with external electric point and water tap. In addition, there is a fully powered garage across from the property offering excellent storage. The well-maintained rear garden has an area of lawn with border shrubs and flowers as well as a patio. There is also a garden shed.

**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





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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.