



**CB**

**39 FINELLA GARDENS, DUNDEE, DD4 9PJ**  
**OFFERS OVER: £135,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER

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



**Accommodation Comprises: Entrance Hall,  
Lounge, Kitchen/Dining, Shower Room.  
Upper Floor: Three Bedrooms.  
External: Gardens and Driveway.**

This spacious THREE BEDROOM END TERRACED VILLA is situated in a much sought after residential area of Fintry. 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 entrance hall. There is a carpeted stairway giving rise to the upper-level accommodation. Three double glazed windows offer a good deal of natural light. Built-in under stair storage cupboard. Built-in cloak cupboard. Vinyl flooring. Radiator.

**LOUNGE: -**

Approximately 13'10" x 13'8". The spacious lounge has two double-glazed windows offering pleasant outlook towards the front of the property. Fitted wooden Venetian blinds. Built-in storage cupboard. Vinyl flooring. Two radiators.

**KITCHEN/DINING ROOM: -**

Approximately 12'7" x 9'3". The kitchen 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 outlook towards the rear garden. A UPVC door allows access to the garden. Integrated appliances include a gas hob with electric oven below. There is space for other white meter appliances. There is ample space for a family dining table and chairs. Vinyl flooring. Radiator.





**UPPER FLOOR LANDING: -**

The upper floor landing is carpeted and has a hatch allowing access to the attic. There is a built-in storage cupboard.

**BEDROOM 1: -**

Approximately 13'11" x 10'10". This is a good-sized bedroom with a double-glazed window offering outlook towards the front of the property. Fitted wooden Venetian blinds. Built-in storage cupboard. Carpet. Radiator.

**BEDROOM 2: -**

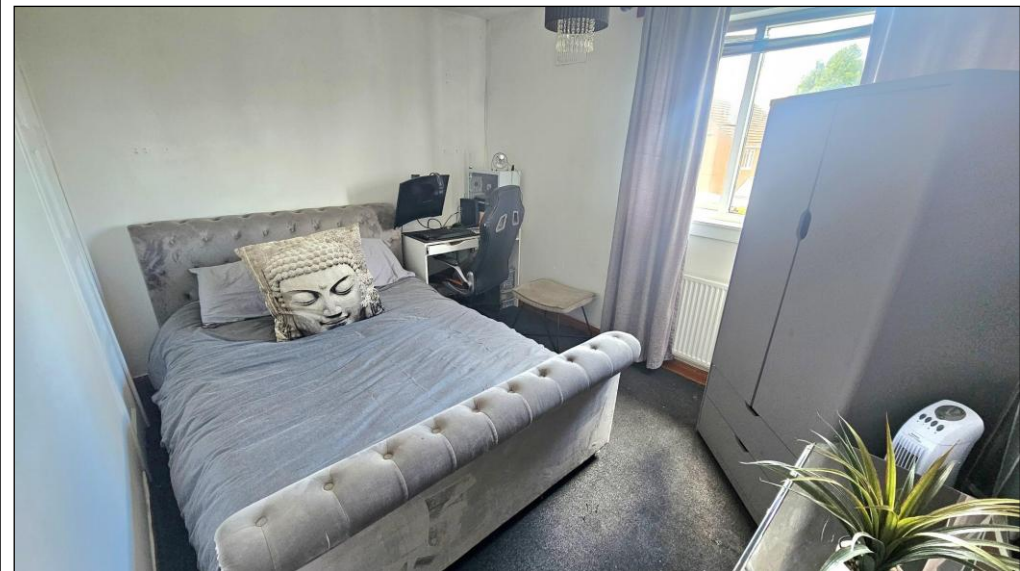
Approximately 11'9" x 8'2". This bedroom has a double-glazed window offering outlook towards the rear of the property. Built-in storage cupboard. Carpet. Radiator.

**BEDROOM 3: -**

Approximately 11'9" x 9'5". This bedroom has a double-glazed window offering outlook towards the rear of the property. Built-in storage cupboard. Carpet. Radiator.

**EXTERNAL: -**

The garden to the front has wrought iron gates and area of grass with border shrubs and bushes. There is also a large stone chip driveway offering off street parking for several cars. The rear garden is fully enclosed with an area of grass. There is a raised decked 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



FLOOR PLAN: -



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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.