



CB

14 KETTINS TERRACE, DUNDEE, DD3 9RJ
OFFERS OVER £170,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

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MEMBER

Accommodation Comprises: Entrance Hall, Lounge/Dining Room, Kitchen, Shower Room, Three Bedrooms.

External: Front and Rear Gardens Driveway and Garage.

This spacious THREE BEDROOM SEMI DETACHED VILLA is located in a popular residential area. The property is close to all local amenities including shops, primary and secondary schools and a main bus route. Benefits include gas central heating and double glazing. Early internal viewing is highly recommended.

ENTRANCE: -

A double-glazed door gives access to the entrance hall. There is also a double-glazed window offering a good deal of natural light and outlook towards the front of the property. There is a carpeted stairway giving rise to the upper floor accommodation. Built-in under stair storage cupboard. Glazed door to lounge. Radiator.

LOUNGE/DINING ROOM: -

Approximately 25'9" x 11'8". This spacious room has two clearly defined areas with the lounge being carpeted and having a feature fireplace and double-glazed window offering pleasant outlook towards the front of the property. Fitted vertical blinds. The dining area has laminated flooring and double-glazed patio sliding doors giving access to the rear garden. Fitted vertical blinds. There is a built-in storage cupboard. Two radiators.

KITCHEN: -

Approximately 10'9" x 8'9". The kitchen is access by a glazed door and has a range of base and wall mounted storage cupboards with contrasting work surfaces. There is a stainless-steel sink with plumbing connections for a washing machine. Tiled splashback. There is a double-glazed window offering outlook towards the rear garden area. Fitted vertical blinds. Electric cooker point. Parador style ceiling with attractive downlights. There is a double-glazed door which gives access to the rear garden. Glazed hatch to dining room area. Vinyl flooring.

SHOWER ROOM: -

The shower room comprises W.C., vanity wash hand basin with cupboards below and a shower enclosure with electric 'Redring' shower above. Tiled splashback. Vanity mirror. There is a double-glazed window offering a good deal of natural light. Parador style ceiling with downlights. Vinyl flooring. Radiator.

UPPER FLOOR LANDING: -

The upper landing has a double-glazed window offering outlook to the side of the property. Hatch giving access to the attic. Built-in storage cupboard.



BEDROOM 1: -

Approximately 11'9" x 8'0". This is a good-sized bedroom with a double-glazed window offering outlook towards the front of the property. Fitted vertical blinds. Built-in wardrobe with attractive mirror sliding doors. Carpet. Radiator.



BEDROOM 2: -

Approximately 11'6" x 10'0". This is another good size bedroom with double glazed window offering pleasant outlook towards the rear garden. Built-in wardrobe. Carpet. Radiator.



BEDROOM 3: -

Approximately 7'3" x 6'8". Double glazed window offering outlook to the side of the property. Carpet. Radiator.



EXTERNAL: -

The front garden is of low maintenance with stone chips and border hedging. The rear garden has an outside water tap. Garden shed. The driveway and garage are located at the rear of the property.



Owner:
 Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on
 01382 202060
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Office Opening Hours:
 Monday - Friday 9am - 5pm



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.