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**OFFERS OVER £170,000**

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BOATH**

*Solicitors & Estate Agents*

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**Accommodation Comprises: Entrance Hall, Lounge/Sun Room, Kitchen,  
Shower Room and Two Bedrooms.  
External: Front and Rear Gardens.**

This spacious TWO BEDROOM SEMI DETACHED BUNGALOW offers versatile accommodation which would appeal to a variety of buyers. Located in the sought after West End of the City the property offers easy access to the Botanical Gardens, Dundee Airport, Ninewells Hospital, Harris Academy and the Technology Park. There are also a wide variety of bars and restaurants available on the Perth Road and a main bus route close by offers easy commuting. Benefits include gas central heating and double glazing. Early internal viewing is highly recommended.

**ENTRANCE: -**

A UPVC door gives access to the entrance hall. There is large walk-in storage cupboard which has a hatch allowing access to the attic space. Carpet. Radiator.

**LOUNGE: -**

Approximately 15'9" x 9'8". The lounge is a good size and is accessed from the entrance hall by a glazed door. There is a feature fireplace and open access to the sun room. Wall lights. Double glazed window with fitted vertical blinds. Carpet. Radiator.

**SUN ROOM: -**

Approximately 14'1" x 8'4". The sun room is open plan to the lounge and has fitted vertical blinds. There is a hatch giving access to the kitchen. A double-glazed door allows access to the garden area. Wall light. Radiator.

**KITCHEN: -**

Approximately 10'4" x 7'9". The kitchen is accessed by a glazed door from the lounge and has a range of base and wall mounted storage cupboards with contrasting work surfaces and attractive splashback. There is a stainless-steel sink with plumbing connections for a washing machine. Integrated appliances include a ceramic hob with stainless steel hood above, electric oven, microwave and washing machine. Parador style ceiling with attractive downlights. Laminate flooring. Radiator.

**SHOWER ROOM: -**

The shower room comprises W.C., vanity wash hand basin with cupboards below and a shower enclosure with a thermostatic shower above. Attractive wet wall splashback. Vanity mirror with light. There is a double-glazed window offering a good deal of natural light. Parador style ceiling with downlights. Tiled floor. Fitted Venetian blinds. Towel radiator.



**BEDROOM 1: -**

Approximately 10'9" x 9'10". This is a good-sized bedroom with a double-glazed window offering pleasant outlook towards the rear garden. Carpet. Radiator.



**BEDROOM 2: -**

Approximately 10'9" x 7'7". This bedroom has a double-glazed window offering pleasant outlook towards the rear garden. Carpet. Radiator.



**EXTERNAL: -**

The front garden has an area of grass with border shrubs and trees. There is a raised decking area giving access to the sun room. The rear garden has an area of grass with border shrubs and bushes. Rotary clothes drier. Paved patio area Garden shed. Outside water tap.





**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.