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25 SUTHERLAND PLACE, DUNDEE, DD2 2HL
OFFERS OVER £180,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

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www.campbellboath.com

Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Dining Room, Three Bedrooms and Bathroom.

External: Driveway, Front and Rear Gardens.

This spacious THREE BEDROOM SEMI DETACHED VILLA offers versatile accommodation which would appeal to a variety of buyers. Located in a popular residential area the property is ideal for Ninewells Hospital and is close to shops, schools and is on a main bus route. Benefits include gas central heating (boiler not in working order) and double glazing. Early internal viewing is highly recommended.

ENTRANCE: -

A hardwood door gives access to the entrance hall. There is an under-stair storage cupboard. Carpeted stairway giving rise to the upper floor accommodation. Laminate flooring. Radiator.

LOUNGE: -

Approximately 17'3" x 13'7". The lounge is a good size and has a large double-glazed window offering pleasant outlook towards the front of the property. Fitted Venetian blinds. Laminate flooring. Radiator.

DINING ROOM: -

Approximately 11'1" x 10'5". The dining room is located off the lounge by a glass sliding door. There is a double-glazed window offering pleasant outlook of the rear garden. Laminate flooring. Radiator.

KITCHEN: -

Approximately 10'4" x 10'2". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces. There is a polycarbonate sink with plumbing connections for a washing machine. Double glazed window offering pleasant outlook towards the rear garden. Fitted roller blind. A hardwood door gives access to the rear garden. Tiled floor. Radiator.

UPPER FLOOR LANDING: -

The upper floor landing has two built-in storage cupboards. Hatch giving access to the attic. Carpet.

BEDROOM 1: -

Approximately 12'6" x 11'8". This is a good-sized double bedroom with a double-glazed window offering outlook toward the rear of the property with views of the Sidlaw Hills. Fitted Venetian blinds. Built-in wardrobe. Carpet. Radiator.



BEDROOM 2: -

Approximately 12'4" x 11'1". This is a good-sized bedroom with a double-glazed window offering pleasant outlook towards the front of the property. Laminate flooring. Radiator.



BEDROOM 3: -

Approximately 12'0" x 8'7". This bedroom has a double-glazed window offering outlook towards the front of the property. Fitted Venetian blinds. Carpet. Radiator.



BATHROOM: -

The bathroom comprises W.C., wash hand basin and bath with an electric shower above. Fitted shower screen. Large double-glazed window offering a good deal of natural light. Wall and floor tiles. Radiator.

EXTERNAL: -

The front garden is of low maintenance with stone chips. There is a driveway offering off street parking for two cars. The rear garden is enclosed and has an area of grass.



Owner:

Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on

01382 202060

or **Email:** 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 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.