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OFFERS OVER £220,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

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MEMBER

Bank House, 1 Stirling Street, Dundee DD3 6PJ. Telephone: 01382 202060 Email: property@campbellboath.com

www.campbellboath.com

Campbell Boath are delighted to offer this semi-detached split upper cottage set within a popular and well-established residential area on the Perth Road, in the popular west end of Dundee, it has stunning uninterrupted views over the River Tay.

This property is well-located for Ninewells Hospital, the technology Park, the universities and Dundee Airport. Within easy access both to the City Centre and to the A90 linking Perth and Edinburgh and north to Angus and Aberdeen. The city centre is within walking distance and the vibrant Perth Road restaurants and amenities are five minutes' walk away. There is a great bus service along from the property. Plenty of on-street parking spaces exist just outside of the property. The property is in walk-in condition with impressive elevated views from the lounge and main bedroom.

The accommodation is all on one level consisting of two double bedrooms both with fitted wardrobes, lounge, kitchen and bathroom with shower. The property is heated by a newly installed gas boiler. All windows have recently been upgraded to UPVC double glazing. Early internal viewing is highly recommended.

ENTRANCE: -

A hardwood door gives access to the vestibule. Built-in utility cupboard. Glazed door to hallway. Built-in shelves linen cupboard and separate utility cupboard. Hardwood flooring. Radiator.

LOUNGE: -

Approximately 20'9" x 10'10". This spacious lounge is accessed via a glazed door from the hallway. There are two double glazed windows offering pleasant outlook towards the rear of the property with panoramic views of the River Tay and beyond to the hills of Fife. Fitted Venetian blinds. Shelves display alcove. Space for a small table and chairs. Carpet. Radiator.

KITCHEN: -

Approximately 9'1" x 8'1". The kitchen is accessed via a glazed door from the lounge and has a range of base and wall mounted storage units with attractive tiled splashback. There is a stainless-steel sink with plumbing connection for a washing machine. Gas hob with electric oven below and stainless-steel hood above. Double glazed window offering pleasant outlook towards the front of the property. Fitted Venetian blinds. Vinyl flooring. Radiator.





BATHROOM: -

The bathroom comprises W.C., wash hand basin and a bath with an electric 'Triton' shower above. Attractive wall and floor tiling. Fitted folding shower screen. Radiator.

BEDROOM 1: -

Approximately 10'5" x 10'1". This is a good-sized double bedroom with double glazed window offering pleasant outlook towards the rear of the property with views of the River Tay. Fitted Venetian blind. There are two built-in wardrobes offering ample storage. Carpet. Radiator.

BEDROOM 2: -

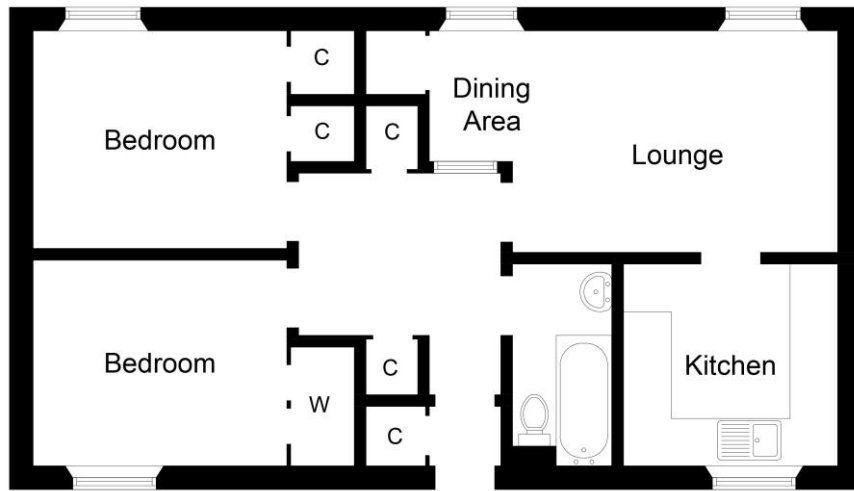
Approximately 9'11" x 8'1". This is another good-sized bedroom with double glazed window offering pleasant outlook towards the front of the property. Fitted Venetian blind. There is a built-in wardrobe offering ample storage. Carpet. Radiator.

EXTERNAL: -

There is a communal garden to the rear of the property which has an area of grass with border shrubs, trees and bushes.







First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1304544)



Owner:

Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on
01382 202060

Or client on -07749187344
or **Email:** property@campbellboath.com

Office Opening Hours: Monday - Friday 9am - 5pm



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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.