



**CB**

**71 ROUNDYHILL, MONIFIETH, DD5 4RZ  
OFFERS OVER £210,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER

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**Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Bathroom and Three Bedrooms. External: Gardens, Garage and Driveway.**

This well presented THREE BEDROOM SEMI DETACHED BUNGALOW offers versatile accommodation all on one level and will appeal to a variety of buyers. The property is located in the sought after residential area within the coastal town of Monifieth. The property is close to local amenities including shops, schools and has excellent transport links. Externally the property has a driveway which offers off street parking for two cars. 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 are two built-in storage cupboards. There is a UPVC door which gives access to the rear garden area. Laminate flooring. Two radiators.

**LOUNGE: -**

Approximately 16'1" x 12'4". This is a bright, spacious room with a large double-glazed window offering pleasant outlook towards the front garden. Carpet. Wall lights. Radiator.

**KITCHEN: -**

Approximately 16'2" x 9'9". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces and attractive tiled splashback. There is a stainless-steel sink with plumbing connections for a washing machine. Integrated appliances include a halogen hob with stainless steel hood above and electric oven below. There is a double-glazed window to front and one to the side of the property, both have fitted roller blinds. Breakfast bar. Laminate flooring. Radiator.

**BATHROOM: -**

The bathroom comprises W.C., vanity wash hand basin with cupboards below, bath and a separate 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. Fitted roller blind. Parador style ceiling with downlights. Radiator.

**BEDROOM 1: -**

Approximately 13'6" x 8'7". This is a good-sized bedroom with a double-glazed window offering pleasant outlook towards the rear garden. Carpet. Radiator.



**BEDROOM 2: -**

Approximately 9'8" x 7'11". This bedroom has a double-glazed window offering pleasant outlook towards the side of the property. Laminate flooring. Radiator.



**BEDROOM 3: -**

Approximately 11'0" x 8'7". This is another good-sized bedroom with double-glazed window offering pleasant outlook towards the side of the property. Carpet. Radiator.



**EXTERNAL: -**

The front garden has an area of astroturf with border shrubs and bushes. There are wrought iron gates which allow access to the mono block driveway. Outside water tap. Car port. Garage with up and over door. The rear garden is fully enclosed and is paved and has a raised patio area.

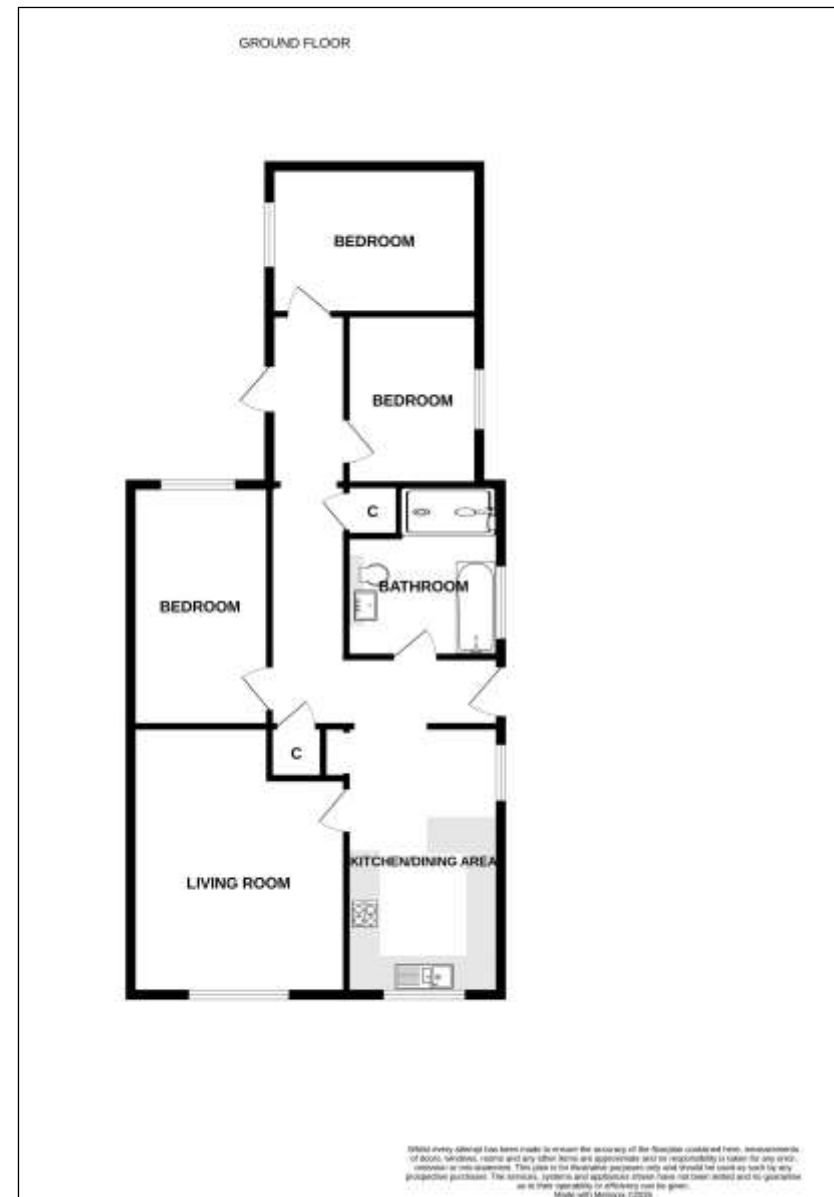




**Owner:**  
Clients of Campbell Boath

**Viewing:** Telephone Campbell Boath Solicitors  
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**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.