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**OFFERS OVER £115,000**

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## **Accommodation Comprises: Entrance Hall, Lounge, Kitchen.**

### **Upper Floor: Two Bedrooms and Shower Room.**

#### **External: Front and Rear Gardens.**

This spacious TWO-BEDROOM END TERRACE VILLA is located in the popular residential area of Menzieshill. The property is close to all local amenities including shops, primary and secondary schools and a main bus route, it is also ideally located for Ninewells Hospital and the Technology Park. The property offers excellent spacious accommodation on two levels and is tastefully decorated throughout and in move-in condition. 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 a carpeted stairway giving rise to the upper floor accommodation. Under stair storage cupboard. Carpet. Radiator.

#### LOUNGE: -

Approximately 14'11" x 12'2". The lounge is spacious and has large double-glazed windows giving pleasant outlook to the rear of the property. There is a UPVC door allowing access to the rear garden area. Fitted vertical blinds. Built-in storage cupboard. Carpet. Radiator.

#### KITCHEN-

Approximately 10'3" x 7'9". The kitchen 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 front of the property. Fitted vertical blinds. Integrated appliances included a halogen hob with electric oven below. Built in utility cupboard. Vinyl flooring. Radiator.

#### UPPER FLOOR LANDING: -

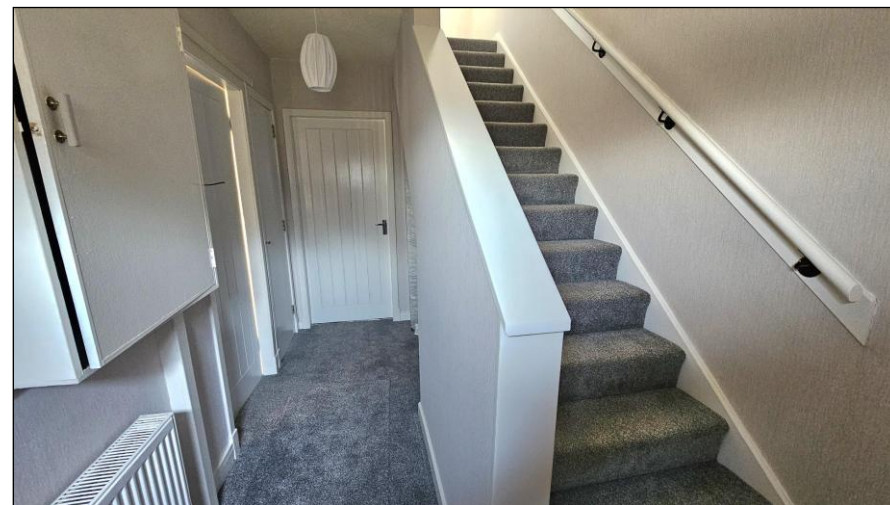
The upper landing has a double-glazed window offering a good deal of natural light and outlook towards the side of the property. Fitted vertical blind.

#### BEDROOM 1: -

Approximately 11'9" x 10'3". This is a good-sized bedroom with double-glazed windows offering outlook towards the front of the property. Fitted vertical blinds. Built-in wardrobe. Carpet. Radiator.

#### BEDROOM 2: -

Approximately 14'11" x 9'8". This is another good size bedroom with double glazed window offering outlook towards the rear of the property. Fitted vertical blinds. Carpet. Radiator.



### SHOWER ROOM: -

Comprising three-piece suite, W.C., vanity wash hand basin with drawers below and a walk-in shower enclosure with thermostatic shower. Attractive wet wall splashback. There is a double-glazed window offering a good deal of natural light. Downlights. Extractor fan. Towel radiator. Vinyl flooring.

### EXTERNAL: -

There is a garden to the front of the property which has clothes drying facilities. The rear garden is mainly laid in grass.





**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.