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CAMPBELL
BOATH

1 KINTAIL PLACE, BROUGHTY FERRY, DD5 3TA
OFFERS OVER: £195,000

Solicitors & Estate Agents

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MEMBER

www.campbellboath.com

**Accommodation Comprises: Vestibule, Entrance Hall, Lounge, Kitchen,
Two Bedrooms, Shower Room. External: Gardens and Driveway.**

This is a well presented SEMI DETACHED TWO-BEDROOM BUNGALOW which is situated in the sought-after area of Broughty Ferry. The property is close to all local amenities including shops, primary and secondary schools, and a main bus route to the City Centre. Benefits include double glazing and gas central heating. All floor coverings and window blinds are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

A hardwood door gives access to the vestibule. There is a glazed door into the hall which has a built-in linen cupboard. Hatch giving access to the attic. Carpet. Radiator.

LOUNGE: -

Approximately 15'1" x 10'1". A glazed door allows access to the spacious lounge which has a double-glazed window offering pleasant outlook towards the front garden. Fitted vertical blinds. Carpet. Radiator.

KITCHEN: -

Approximately 9'3" x 8'2". A glazed door allows access to the kitchen which has a range of base and wall mounted storage cupboards having contrasting work surfaces. The stainless-steel sink has plumbing connections for a washing machine. Integrated appliances include a ceramic hob with electric oven and extractor fan above. Attractive splashback. There is a double-glazed window offering pleasant outlook to the front of the property. Fitted vertical blinds. Vinyl flooring. Radiator.

BEDROOM 1: -

Approximately 12'6" x 10'1". This is a good-sized bedroom with double glazed window offering pleasant outlook towards the rear garden. Fitted vertical blinds. There are two built-in wardrobes offering ample hanging space. Carpet. Radiator.

BEDROOM 2: -

Approximately 11'1" x 8'3". This is another good-sized bedroom with a double-glazed window offering pleasant outlook towards the rear of the property. Fitted vertical blinds. Built-in wardrobe offering ample hanging space. Carpet. Radiator.

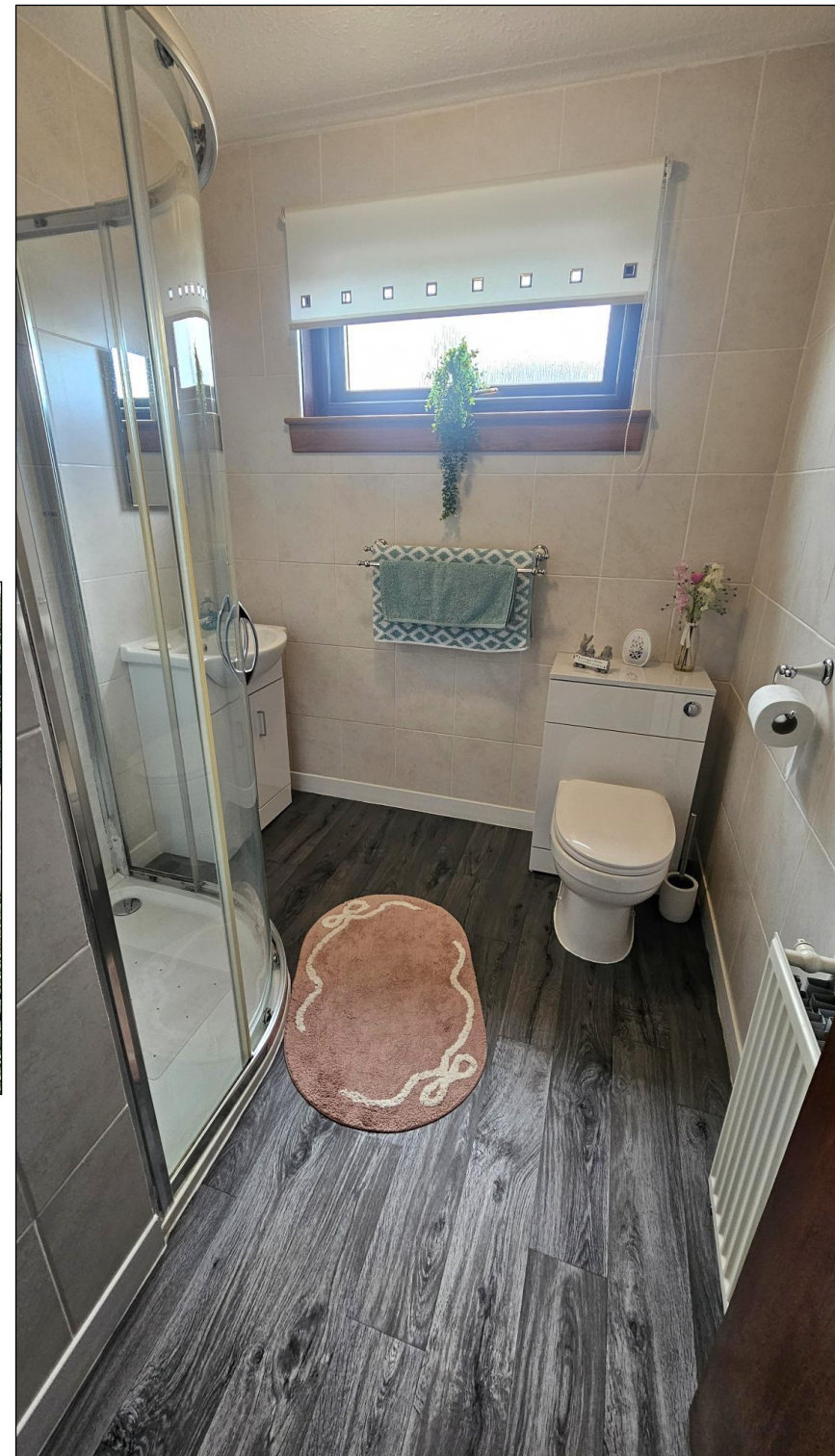
SHOWER ROOM: -

This has a three-piece suite which includes a W.C., vanity hand wash basin with cupboard below and a shower enclosure with a thermostatic shower. Attractive wet wall splashback. Tiled flooring. Towel radiator.



EXTERNAL: -

The garden to the front has an area of artificial grass and a monoblock driveway offering off street parking. The rear garden is of low maintenance with a paved patio area and stone chips.



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



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1331147)

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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.