



**CB**

**17 BALLINDEAN TERRACE, DUNDEE, DD4 8PD**  
**OFFERS OVER £105,000**

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BOATH**

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MEMBER

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[www.campbellboath.com](http://www.campbellboath.com)

**Accommodation Comprises: Entrance Hall, Lounge, Dining Kitchen, Two Bedrooms and Shower Room. External: Front & Rear Garden.**

This well-presented MID TERRACE TWO BEDROOM VILLA is located in the popular area of Douglas. The property is located close to local amenities including shops, schools and a main bus route. The property is tastefully decorated throughout and benefits from 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. Glazed door to lounge.

**LOUNGE:** -

Approximately 15'7" x 12'5". The lounge is a good size and has a double-glazed window offering pleasant outlook to the front of the property. Feature fireplace with electric fire. Radiator.

**KITCHEN:** -

Approximately 15'11" x 6'9". 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. Integrated appliances include a gas hob with stainless steel hood above, microwave, oven and fridge freezer. There is a double-glazed window offering outlook towards the rear garden. Space for table and chairs. UPVC door allowing access to rear garden. Kickboard lighting. Tiled floor. Radiator.

**BEDROOM 1:** -

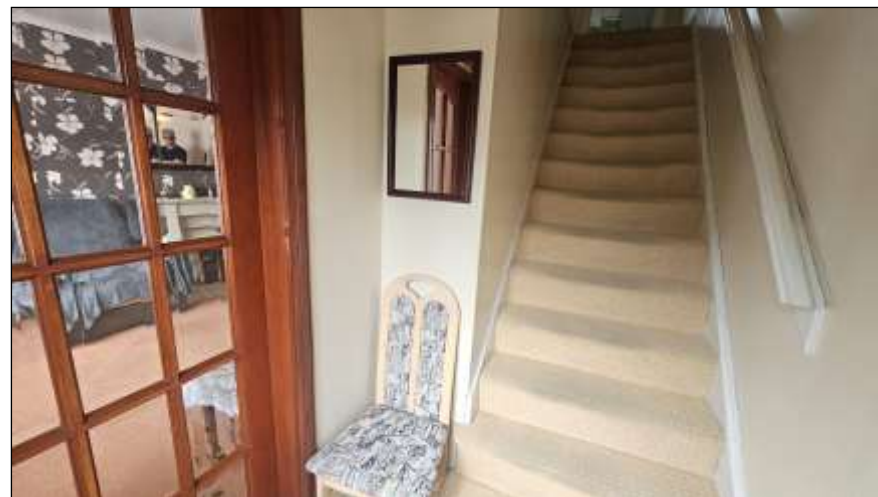
Approximately 15'10" x 10'8". This is a good-sized bedroom with two double glazed windows offering pleasant outlook towards the front of the property. Built-in wardrobe offering excellent storage. Carpet. Radiator.

**BEDROOM 2:** -

Approximately 11'3" x 10'1". This is another good-sized bedroom with double-glazed window offering pleasant outlook towards the rear garden. Built-in wardrobe with attractive mirror sliding doors. Carpet. Radiator.

**SHOWER ROOM:** -

The shower room comprises W.C., vanity wash hand basin with cupboards below and a shower enclosure with electric 'Triton' shower. Wet wall splashback. There is a double-glazed window offering a good deal of natural light. Parador style ceiling. Carpet. Radiator.





**EXTERNAL: -**

The front garden is of low maintenance and is paved. The rear garden is fully enclosed and has a patio area and a raised decking area. Garden shed. External water tap.

**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



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.