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88 BEAULY AVENUE, DUNDEE, DD3 0DW
OFFERS OVER £95,000

HOME REPORT VALUE £110,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

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www.campbellboath.com

Accommodation Comprises: Entrance Hall, Lounge, Dining Room/Bedroom 3, Kitchen. Upper Floor: Two Bedrooms and Bathroom. External: Front and Rear Gardens.

This spacious TWO/THREE BEDROOM END TERRACE VILLA is located in a popular residential area. The property is close to all local amenities including shops, primary and secondary schools and a main bus route. The property offers excellent spacious accommodation on two levels. Benefits include gas central heating and double glazing. Early internal viewing is highly recommended.

ENTRANCE: -

A UPVC door gives access to the entrance vestibule which has a glazed door to the hall. The hall has laminate flooring and a carpeted stairway giving rise to the upper floor accommodation. Radiator.

LOUNGE: -

Approximately 15'8" x 11'8". The lounge has a double-glazed window outlook to the front of the property. Carpet. Radiator.

DINING ROOM/BEDROOM 3: -

Approximately 12'7" x 10'11". This room can be adapted to suit individual requirements. There is a double-glazed window offering outlook towards the front of the property. Laminate flooring. Radiator.

KITCHEN-

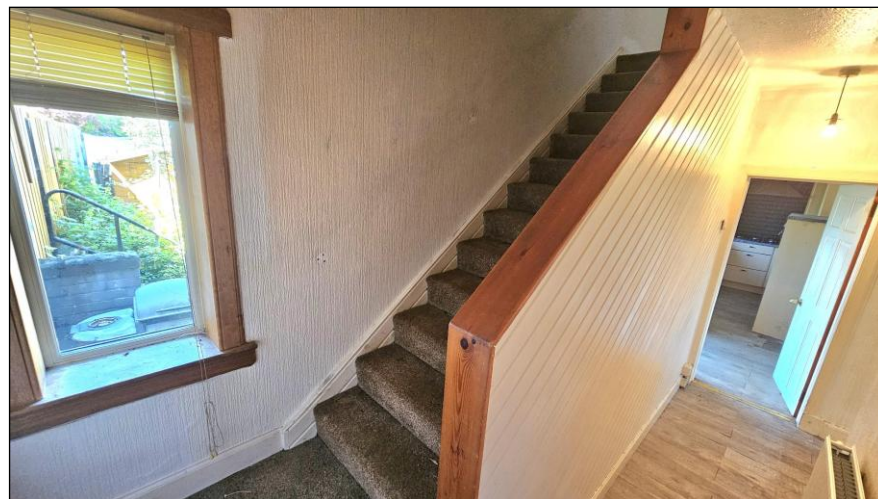
Approximately 15'10" x 6'3". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces. There is a polycarbonate sink with plumbing connections for a washing machine. Tiled splashback. There is a double-glazed window offering outlook towards the rear garden area. Fitted Venetian blinds. A double-glazed door allows access to the rear garden. Laminate flooring. Radiator.

UPPER FLOOR LANDING: -

The upper landing has two double glazed windows offering a good deal of natural light and outlook towards the rear of the property. There is a hatch giving access to the attic.

BEDROOM 1: -

Approximately 12'0" x 11'0". This is a good-sized bedroom with double-glazed window offering outlook towards the front of the property. Laminate flooring. Radiator.



BEDROOM 2: -

Approximately 13'6" x 11'0". This is another good size bedroom with double glazed window offering pleasant outlook towards the front of the property. Laminate flooring. Radiator.

BATHROOM: -

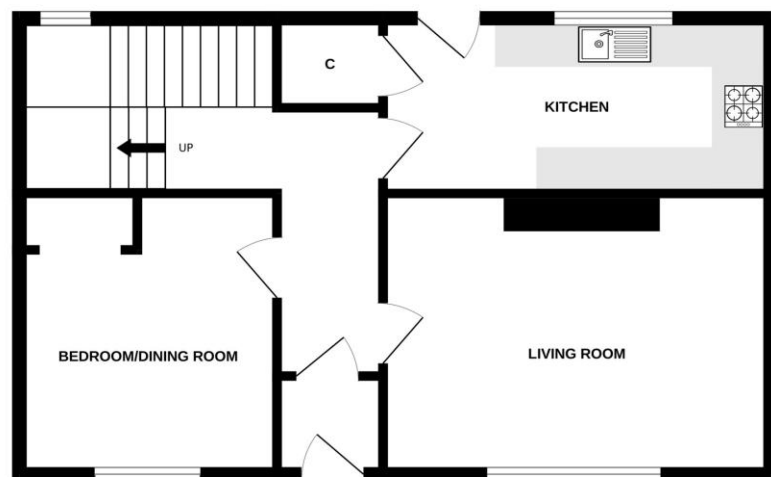
Comprising three-piece suite, W.C., vanity wash hand basin with cupboards below and a bath. There is a double-glazed window offering a good deal of natural light. Fitted Venetian blind. Wall tiling. Radiator. Vinyl flooring.

EXTERNAL: -

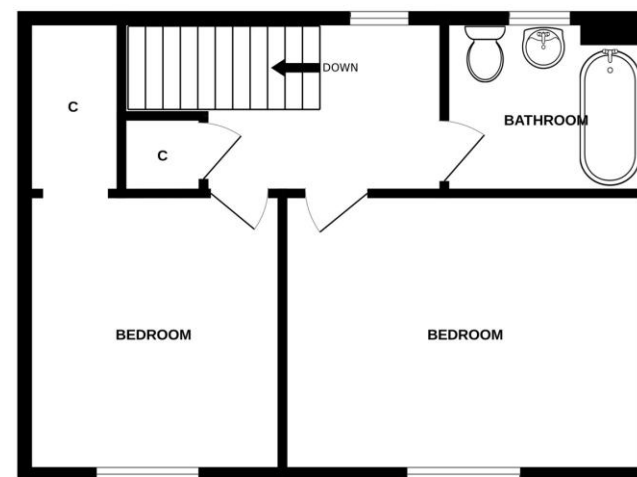
There garden to the front is mainly laid in stone chips. The rear garden has a paved patio and an area of grass.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Owner: Clients of Campbell Boath

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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.