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**16 NAPIER PLACE
DUNDEE
DD2 2DB**

OFFERS OVER £55,000



Accommodation Comprises:- Entrance Hall, Lounge, Dining, Kitchen, Three Bedrooms, Bathroom and Gardens.

(NOT SUITABLE FOR A MORTGAGE)

This is a well presented non standard construction THREE BEDROOM SEMI-DETACHED VILLA which is situated within a popular residential area. Close to all local amenities including primary and secondary schools, shops and a main bus route to the city centre. Benefits include gas central heating and double glazing. There are fully enclosed gardens to the front and rear. Planning consent has been gained for off-street parking to the front. All floor coverings are included in the sale. Early internal viewing is highly recommended.

ENTRANCE HALL:-

A substantial hard wood door allowing access to the vestibule with a built-in cloakroom/storage cupboard. Double glazed window with a fitted venetian blind. A second door gives access to the hallway with stairway to the upper level accommodation. Laminate floor. Radiator.

LOUNGE:-



Approximately 13'0" x 12'8". A bright impressive sitting room with double glazed windows offering a pleasant outlook towards the front garden. A dado rail enhances the decorative appeal. Laminate floor. Radiator.

DINING/KITCHEN:-

Approximately 14'0" x 9'6". The kitchen area has floor standing storage cupboards with contrasting work surfaces. Electric cooker point. The stainless-steel sink has plumbing connections for a washing machine. Central heating combi boiler. The double glazed window offers a pleasant outlook towards the rear garden. A substantial hardwood door gives access to the rear garden. Ample space for family dining table and chairs. Floor tiles. Radiator.



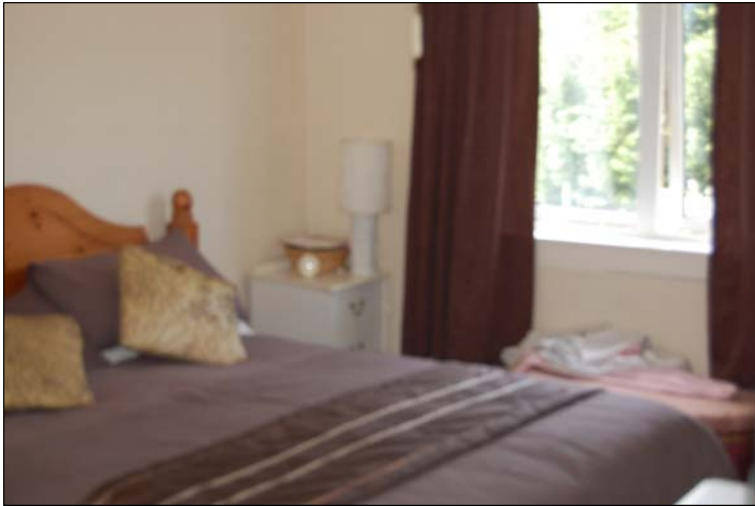
BATHROOM:-

Comprising w.c., wash hand basin and a bath with an electric shower above. Ceramic tiled splash-back. Double glazed window has a fitted venetian blind. Floor tiles. Radiator.

STAIRWAY TO THE UPPER LEVEL:-

Upper hall, with a double glazed window having a fitted venetian blind and offering outlook towards the front. There is a built-in shelved linen cupboard. Radiator.

BEDROOM 1:-



Approximately 12'10" x 14'0". A good sized double bedroom with a double glazed window offering outlook towards the rear. There is a built-in double wardrobe offering ample hanging and shelving space. Carpet. Radiator.

BEDROOM 2:-

Approximately 10'3" x 10'9". A good sized double bedroom with a double glazed window offering outlook towards the rear. Built-in wardrobe offers ample hanging and shelving space. Carpet. Radiator.

BEDROOM 3:-

Approximately 12'7" x 9'0". This double bedroom has double glazed windows offering outlook towards the front. There is a recessed hanging and shelved storage area. Carpet. Radiator.

GARDENS:-

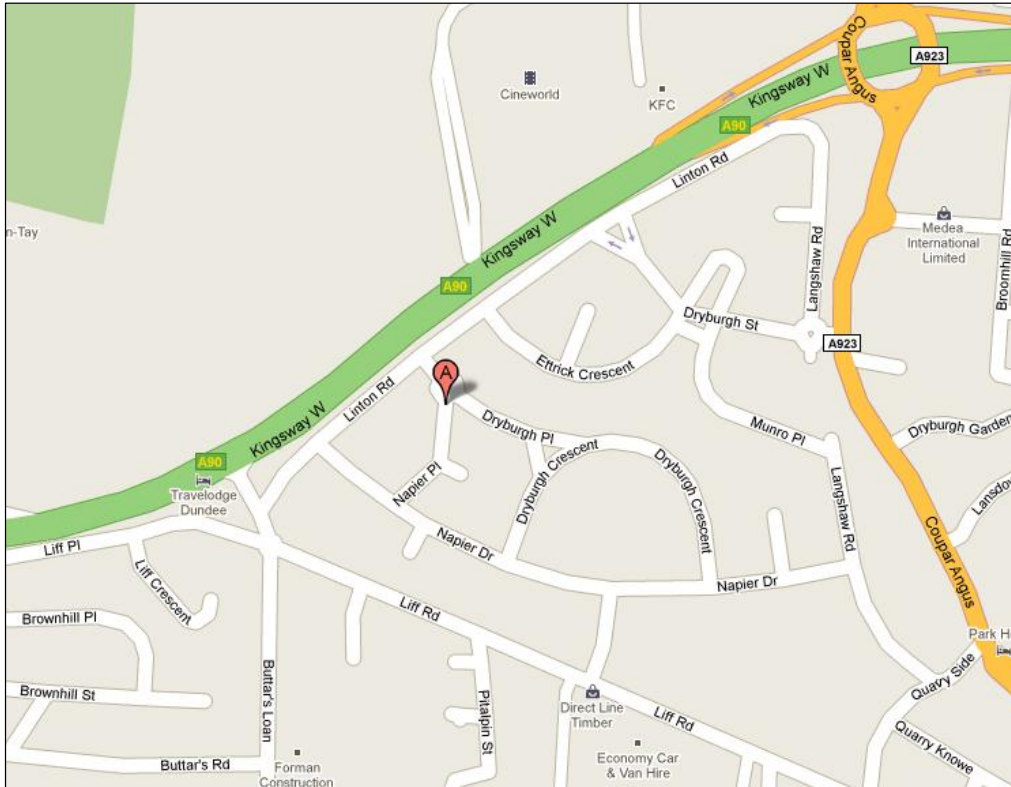


The front garden is mainly laid in grass with a paved area offering off-street parking. The rear garden is also fully enclosed and is mainly laid in grass with a drying area, border shrubs and shed.

VIEWING:-

Telephone Campbell Boath, Solicitors (01382) 202060.

DIRECTION:-



OWNER:-

Clients of Campbell Boath.

N.B.:-

It should be noted that there is a home report available on this property. Please contact solicitor.

FOR MORE DETAILS REGARDING THIS PROPERTY AND MANY OTHER PROPERTIES VISIT OUR WEBSITE @ www.campbellboath.com OR TELEPHONE OUR OFFICE ON 01382 202060.

SONIC TAPE CLAUSE:

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.