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**21 HYNDFORD STREET
DUNDEE
DD2 1HX**

OFFERS OVER £199,000



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

CAMPBELL BOATH

Bank House 1 Stirling Street Dundee DD3 6PJ. Tel: (01382) 202060 Fax: (01382) 202058

This is a very well presented spacious THREE BEDROOM SEMI DETACHED VILLA, which is situated in the popular west end of the city, is ideally located for Dundee universities and Ninewells Hospital. This house offers excellent move-in family accommodation on two levels and benefits include gas central heating and double glazing. All flooring coverings and window blinds are included in the sale. Early internal viewing is highly recommended.

ENTRANCE HALL:-

A UPVC double glazed door allows access to the vestibule with a storage area. A glazed door allows access to the reception hallway with a stairway giving rise to the upper level accommodation. Built-in storage cupboard.

W.C. CLOAKS:-

With a w.c. and wash hand basin.

LOUNGE:-



Approximately 15'2" x 16'5". This is a bright impressive sitting room with large double glazed bay styled windows offering a pleasant outlook towards the front. There are fitted vertical blinds. The room is tastefully decorated and enhanced with plain ceiling cornice and a picture rail. There is a feature fireplace with gas fire. Centre ceiling fan light. Carpet. Radiator.

DINING ROOM:-



Approximately 13'0" x 13'10". This room could be adapted to suit individual needs as a double glazed window offering a pleasant outlook towards the rear garden. Fitted vertical blinds. There is a built-in storage cupboard. The feature fireplace has a gas fire. There is ample space for a family dining table and chairs. Carpet. Radiator.

KITCHEN:-



Approximately 8'6" x 9'8". With base and wall mounted storage cupboards having contrasting work surfaces and ceramic tiled splash-back. The stainless steel sink has plumbing connections for a washing machine. The double glazed window offers a pleasant outlook towards the rear. A UPVC door allows access to the rear garden. Central heating boiler. Storage space. Vinyl floor. Radiator.

STAIRWAY TO THE UPPER LEVEL:-

With fitted carpet. Upper hall with built-in shelved lining cupboard. Stairway to the attic room.

FAMILY BATHROOM:-



Comprising a white modern three piece suite w.c., wash hand basin and a corner bath with extendable shower head. There is also an electric shower above the bath. Ceramic tiled splash back. Double glazed window. Carpet. Radiator.

BEDROOM 1:-



Approximately 14'0" x 13'8". A good sized double bedroom with large double glazed windows offering a bright westerly outlook towards the front. There is a built-in storage cupboard. The room is tastefully decorated enhanced and with a plain ceiling cornice. Carpet. Radiator.

BEDROOM 2:-

Approximately 14'0" x 13'4". Another good sized double bedroom with a double glazed window offering a pleasant outlook towards the rear. There is a built-in storage cupboard. Feature fireplace. Carpet. Radiator.

BEDROOM 3:-

Approximately 8'6" x 9'6". This bedroom has a double glazed window offering outlook towards the front carpet. Radiator.

THE ATTIC ROOM:-



Approximately 14'3" x 13'0". There is a velex double glazed window. Power points. Lights. Carpet.

GARDENS:-

The rear garden is fully enclosed and is mainly paved with border shrubs. Shed. Drying green area. The front garden is fully enclosed with border hedge and shrubs.

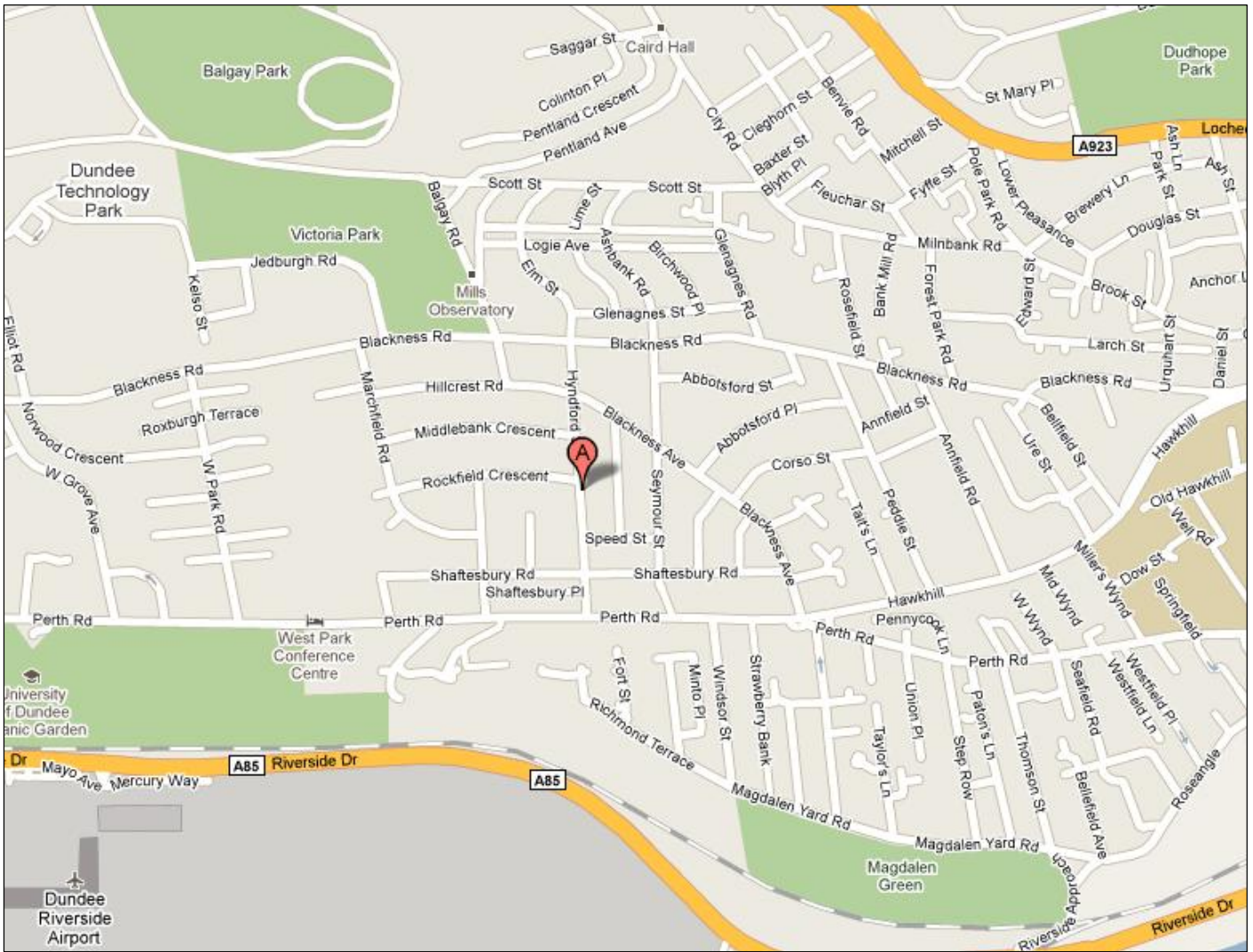
INCLUDED IN THE SALE:-

All floor coverings and window blinds.

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.