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**40 BROWNHILL PLACE  
DUNDEE,  
DD2 4JY**

**FIXED PRICE £115,000  
(MAY CONSIDER LETTING £550 P/M)**

**TWO BEDROOM SEMI-DETACHED VILLA**



**Layout comprises:- Entrance Hall, Lounge/Dining room, Kitchen, Conservatory, Two Bedrooms, Bathroom, Gardens & Garage.**

CAMPBELL BOATH

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This is a fully upgraded, **TWO BEDROOM, SEMI-DETACHED VILLA** which is situated in a popular residential area close to all local amenities including primary and secondary schools, shops and a main bus route to the city centre and Ninewells Hospital. The property has many features including a large south facing conservatory and a brick built garage with a work shop. Benefits include gas central heating and double glazing. There are well laid gardens having a range of shrubs and bushes and within the garden grounds there is a paved patio area and a mono-block driveway, with wrought iron gates offering off-street parking. The property is in excellent decorative order and is in move-in condition. Early internal viewing is essential to fully appreciate the high standard of finish throughout.

#### ENTRANCE HALL:-

A substantial hardwood door gives access to the hallway. An under-stair storage cupboard gives access to a large cellar. A stairway gives rise to the upper level. The décor is enhanced with natural wood skirting and architraves. Tiled floor. Radiator.

#### LOUNGE/DINING ROOM:-



Approximately 18'8" x 10'6". An impressive room with large double glazed windows offering a pleasant outlook towards the front garden and having fitted vertical blinds. The room is tastefully decorated and enhanced with a dado rail and a fitted fireplace. There is ample space for a dining table and chairs. There are double glazed patio doors which give access to the conservatory. Laminate flooring. Radiator.

#### CONSERVATORY:-



Approximately 17'6" x 8'. An excellent feature, fully double glazed which has fitted vertical blinds throughout. The conservatory enjoys a good deal of natural light and patio doors give access to a paved area within the rear garden. Tiled floor. Two radiators.

## KITCHEN:-



Approximately 12' x 7'6". There is a range of base and wall mounted storage cupboards, including glazed display units with contrasting work surfaces. The room is fully tiled. Integrated appliances include an electric oven, gas hob and an extractor hood above. There is also an integrated fridge and freezer. The stainless steel corner sink has a mixer tap with plumbing connections for a washing machine. The double glazed window offers a southerly outlook towards the rear garden. There is a glazed external door. Tiled floor.

## STAIRWAY TO UPPER LEVEL:-

Fitted carpet. The upper hall has a double glazed window offering a bright westerly outlook towards the side. Access to attic by way of a "Ramsay" style ladder.

## BEDROOM 1:-

Approximately 13'6" x 9'8". A good sized double bedroom with two double glazed windows offering a pleasant outlook towards the front garden. Fitted Venetian blinds. There are wall length fitted wardrobes offering hanging and shelving space with over head storage cupboards. There is also a separate built-in storage wardrobe/storage cupboard. Laminate flooring. Radiator.

## BEDROOM 2:-

Approximately 12'2" x 9'9". Another good sized double bedroom with a double glazed window offering a bright southerly, open outlook towards the rear. The room is tastefully decorated and enhanced with a dado rail. Laminate flooring. Radiator.

## SHOWER ROOM:-

Comprising W.C., vanity wash-hand basin and a modern shower enclosure with an electric shower. Double glazed window. Built-in storage cupboard. Vanity wall mirror. Ceiling down lights. Floor tiles. Radiator.

GARDEN:-



Well laid and having many excellent features. There are areas of lawn with border shrubs. Patio area. Drying green. Mono block drive way. External water point. Security lights. Front door canapé. An out building with electric power points and light.

GARAGE:-



Approximately 22'9" x 10'9". With an electric door and a work bench with storage and shelving. Security lighting, power points and lights.

INCLUDED IN THE SALE:-

All floor coverings and window blinds.

DIRECTIONS:-

Travelling east along Kingsway West, turn left at the roundabout onto Myrekirk Road. Turn left again at the second roundabout onto South Road. Turn left onto Buttars Loan, right into Liff Terrace, left into Liff Place and Brownhill Place is at the bottom of Liff Place.

VIEWING:-

Telephone Campbell Boath, Solicitors (01382) 202060.

OWNER:-

Clients of Campbell Boath.

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***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.*