



53 CAMPERDOWN ROAD DUNDEE, DD3 8RN
OFFERS OVER £120,000



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HOME REPORT VALUATION £120,000.00

EPC RATING D



Fantastic opportunity to purchase an immaculately presented semi-detached 3 bedroomed villa located in the popular residential area of Downfield. Many amenities are close by, and main roads and bus routes provide easy access to Dundee city centre. The property has been finished to a very high standard and is in move in condition. The property benefits from full double glazing, gas central heating and has an open south facing aspect. Viewing is highly recommended.

The accommodation opens via the entrance vestibule with understairs storage cupboard. The open entrance hallway has stairs to the upper level. Large south facing lounge to the front of the property, and modern fitted kitchen, with back door, to the rear. The kitchen is fully fitted with wall and base units and has ample space for a table and chairs. The various appliances (cooker, washing machine, tumble dryer, and fridge/freezer) are included. On the ground floor there is also a luxurious recently refurbished shower room with large walk-in shower cubicle.

The stairs lead to the upper level where the hallway has a hatch providing access to the attic suitable for storage. 2 large storage cupboards are located in the upper hallway. 3 Double bedrooms.

To the front of the property there is a lawn garden and large driveway. The fully enclosed, well maintained, rear garden is laid mainly in lawn with a raised patio area, wooden shed and greenhouse.

Please note - The property is of non-traditional construction known as BISF. Some lenders may not consider the property as suitable security for loan purposes.

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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