

CB

CAMPBELL BOATH

4 FLEUCHAR STREET, DUNDEE, DD2 2LQ
OFFERS OVER £69,999

Solicitors & Estate Agents

tspc MEMBER

Bank House, 1 Stirling Street, Dundee DD3 6PJ. Telephone: 01382 202060 Email: property@campbellboath.com

www.campbellboath.com

Accommodation Comprises: Entrance Vestibule, Hall, Lounge, Kitchen, Bedroom & Shower Room. Front Garden & Communal Rear Garden.

This well-presented ONE-BEDROOM MAIN DOOR BASEMENT FLAT is located in the sought-after West End of the City. The property offers easy access to the City Centre and is within easy reach of local amenities including shops, schools, universities and bus. The property will appeal to a variety of buyers including investors and first-time buyers. Internally the property is freshly decorated and benefits from gas central heating. Early internal viewing is highly recommended.

ENTRANCE: -
A hardwood door gives access to the entrance Vestibule. Vinyl flooring. Door giving access to the hall. Built-in utility cupboard. Carpet. Radiator.

LOUNGE: -
Approximately 13'7" x 10'". The lounge is a good size and has a glazed window offering pleasant outlook to the front of the property. Fitted Venetian blinds. Shelved display alcove. Large built-in cupboard. Carpet. Radiator.

KITCHEN: -
Approximately 10'5" x 4'8". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces and tiled splashback. There is a stainless-steel sink. Space for white meter appliances. There is a glazed window offering outlook towards the front. Fitted Venetian blinds. Downlights. Vinyl flooring. Radiator.





BEDROOM 1: -

Approximately 13'0" x 13'0". This is a good-sized double bedroom with glazed window offering pleasant outlook towards the rear of the property. Fitted Venetian blinds. Downlights. Carpet. Radiator.



SHOWER ROOM: -

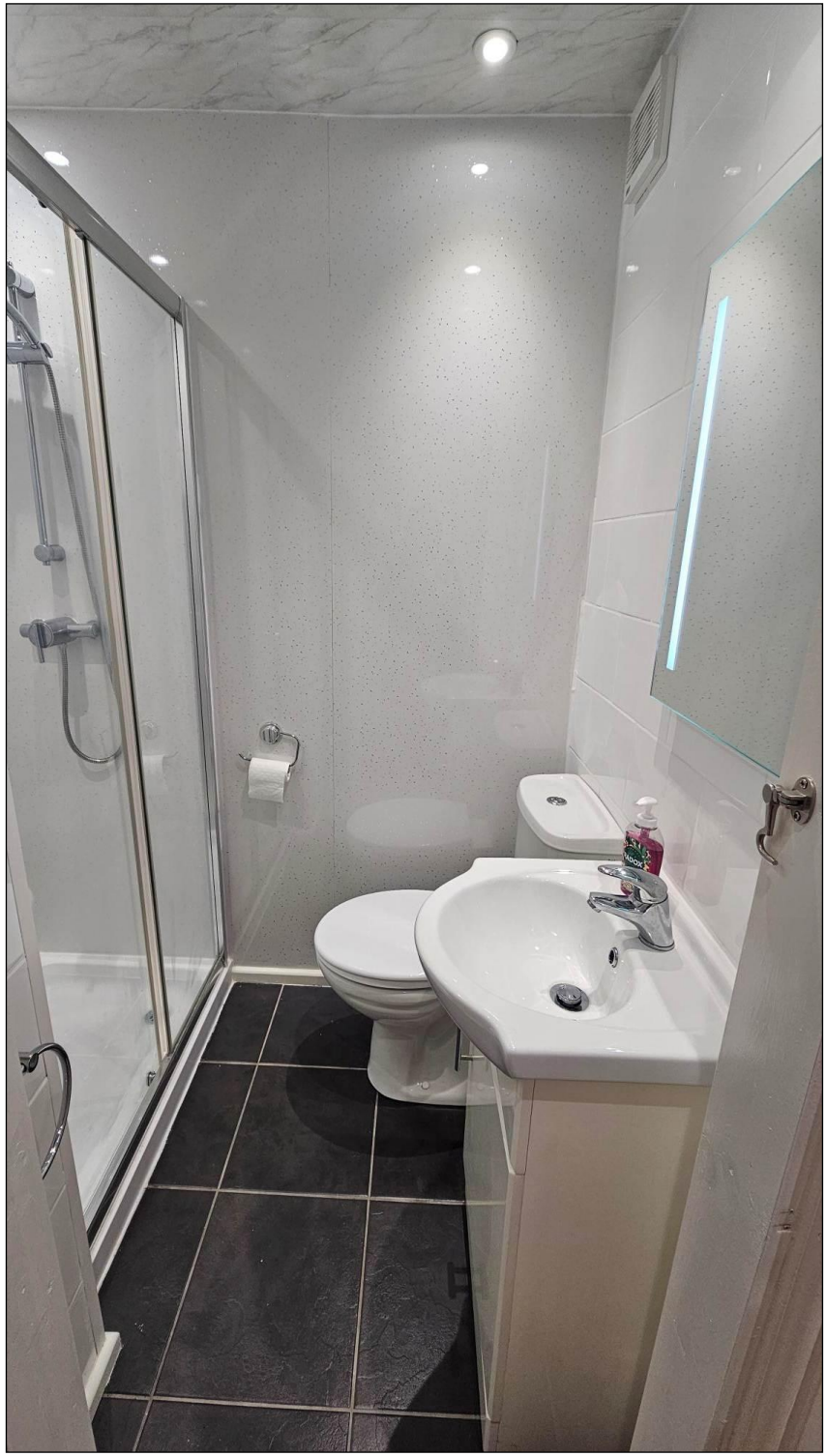
The shower room comprises W.C., vanity wash hand basin with cupboards below and a shower enclosure with thermostatic shower. Attractive wet wall splashback. Vanity mirror with light. Ceiling downlights. Extractor fan.

EXTERNAL: -

There is a paved seating area to the front of the property with an enclosed communal garden to the rear. External storage cupboard. Communal outdoor tap.

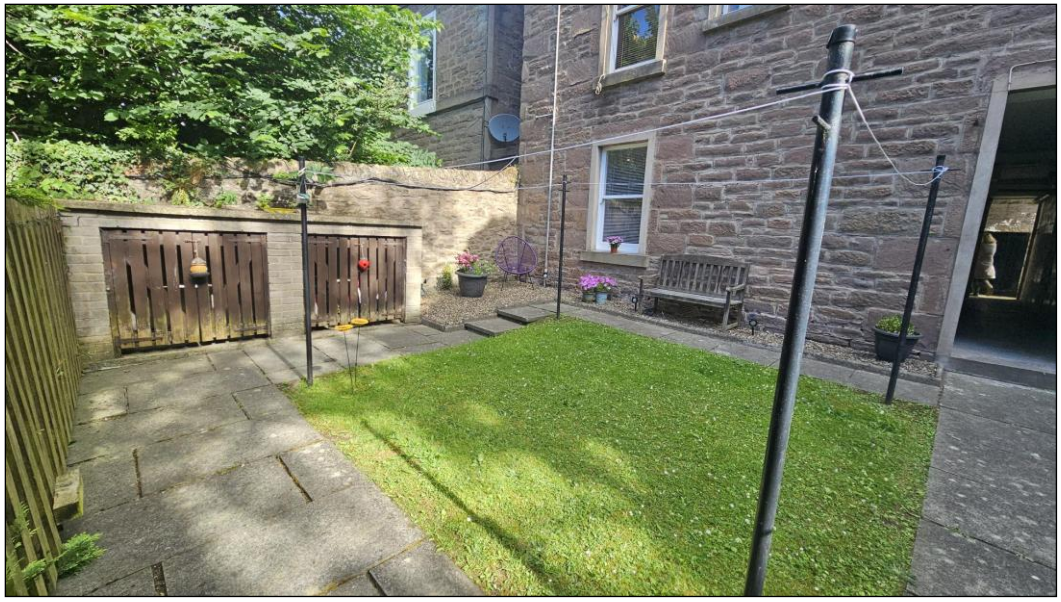
Owner: Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on 01382 202060
or **Email**: property@campbellboath.com
Office Opening Hours: Monday - Friday 9am - 5pm



FLOOR PLAN: -





For more details regarding this property and many other properties visit our website at **www.campbellboath.com** or telephone our office on 01382 202060.

CAMPBELL BOATH

Solicitors & Estate Agents

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 warrenty can be given and any potential purchaser should satisfy themselves as to the accuracy of.

Bank House, 1 Stirling Street, Dundee DD3 6PJ. Telephone: 01382 202060 Email: property@campbellboath.com

www.campbellboath.com