

CB

CAMPBELL BOATH

12 KINGHORNE PLACE, DUNDEE, DD3 6NN
OFFERS OVER: £85,000

Solicitors & Estate Agents

tspc MEMBER

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www.campbellboath.com

Accommodation Comprises: Entrance Hall, Lounge, Kitchen. Two Bedrooms and Bathroom. External: Communal Drying Green.

This spacious TWO-BEDROOM FIRST FLOOR APARTMENT is situated in a much sought after residential area. The property is close to all local amenities including schools, shops and a main bus route. Benefits include double glazing and gas central heating. All floor coverings are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -
A hardwood door gives access to the entrance hall. Built-in shelved storage cupboard. There is a large walk-in storage cupboard offering excellent storage. Laminate flooring. Radiator.

LOUNGE: -
Approximately 16'7" x 10'7". The lounge is spacious and accessed from the hall by a glazed door. There is a double-glazed window offering pleasant outlook towards the side of the property. Fitted Venetian blinds. There is ample space for a family dining table and chairs. Laminate flooring. Radiator.

KITCHEN: -
Approximately 10'9" x 5'9". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces and attractive splashback. The stainless sink has plumbing connections for a washing machine. There is a double-glazed window offering outlook towards the side of the property. Fitted roller blind. Integrated appliances include a halogen hob with electric oven below and extractor hood above. Vinyl flooring. Radiator.

BATHROOM: -
This comprises a three-piece suite, w.c., wash hand basin and a bath with an electric shower above. Attractive wet wall splashback. There is a double-glazed window offering a good deal of natural light. Vinyl flooring.

BEDROOM 1: -
Approximately 10'9" x 10'6". This is a good-sized bedroom with a double-glazed window offering outlook towards the side of the property. Laminate flooring. Radiator.

BEDROOM 2: -
Approximately 12'11" x 6'3". This bedroom has a double-glazed window offering pleasant outlook towards the side of the property. Fitted Venetian blinds. Built-in storage cupboards. Laminate flooring. Radiator.







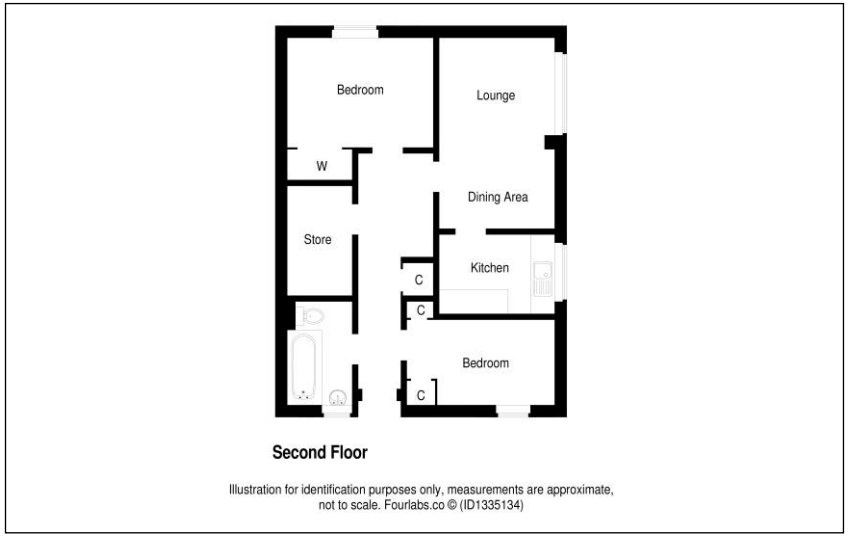
EXTERNAL: -

The property has a communal drying area.









Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1335134)

Owner: Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on 01382 202060

Email: property@campbellboath.com

Office Opening Hours: Monday - Friday 9am - 5pm

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

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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.