

CB

CAMPBELL BOATH

11B BARNES AVENUE, DUNDEE, DD4 9AE
OFFERS OVER £110,000

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 Hall, Lounge, Kitchen, Two Bedrooms, Shower Room.
External: Private Front Garden and Communal Rear Garden.



This well-presented GROUND FLOOR TWO-BEDROOM APARTMENT is located in a popular residential area. The property is close to all local amenities including shops, schools and a main bus route. The property is tastefully decorated throughout and benefits from gas heating and double glazing. Early internal viewing is highly recommended.

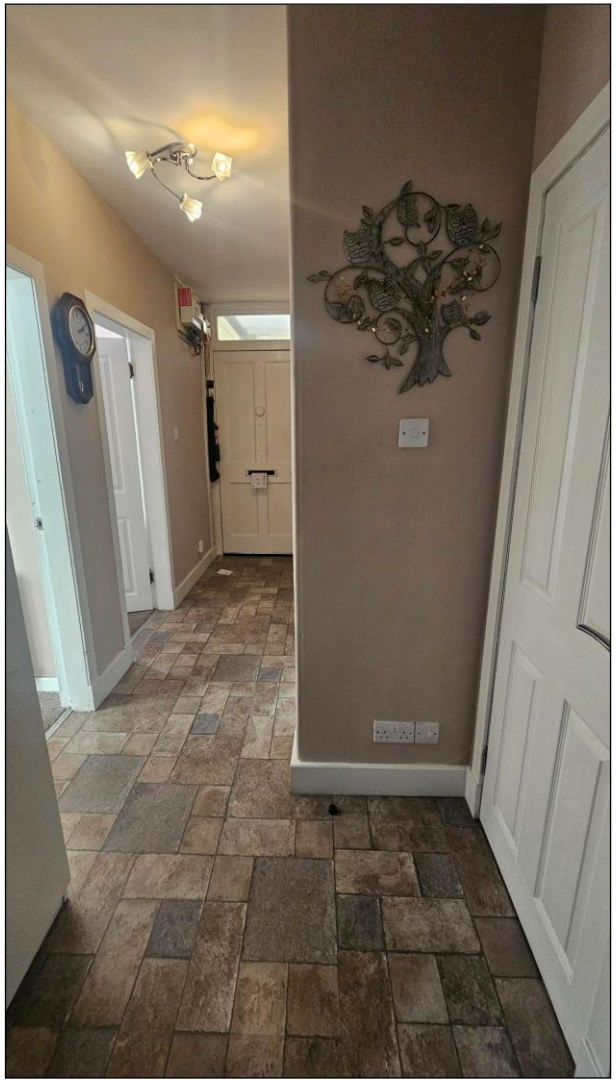
ENTRANCE: -
A hardwood door gives access to the entrance hall. Tiled floor. Radiator.

LOUNGE: -
Approximately 14'3" x 10'12". The lounge is spacious and bright with a large double-glazed window offering pleasant outlook towards the front of the property. Fitted vertical blinds. Carpet. Radiator.



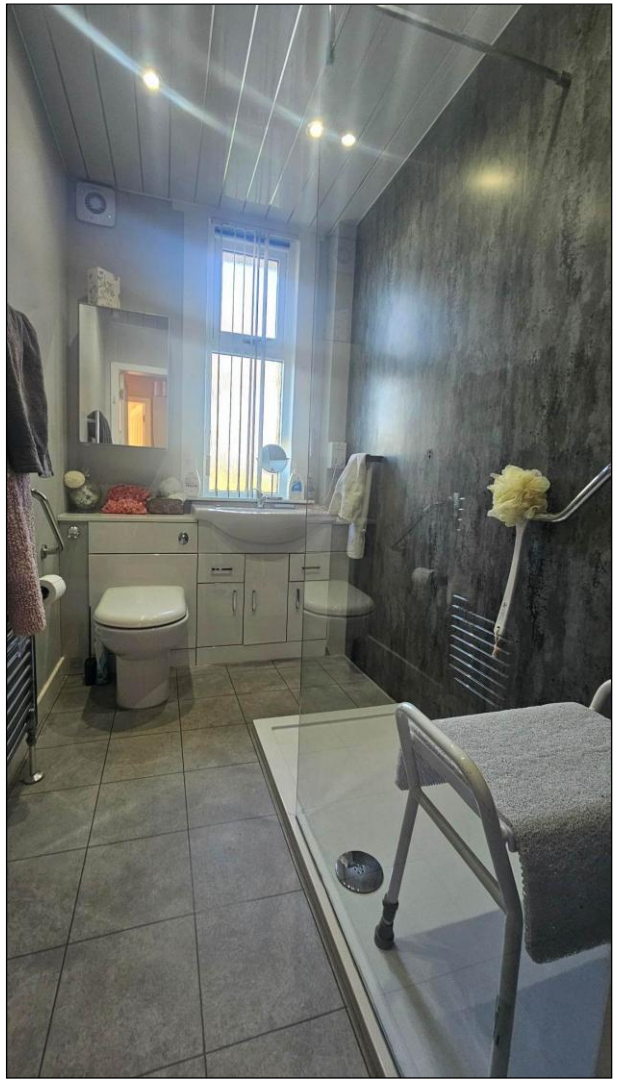
KITCHEN: -
Approximately 12'4" x 7'6". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces and attractive splashback. There is a stainless-steel sink with plumbing connections for a washing machine. Integrated appliances include a gas hob with electric oven below and stainless-steel extractor hood above. Parador style ceiling with downlights. There is a double-glazed window offering pleasant outlook towards the rear of the property. Fitted vertical blinds. Tiled flooring. Radiator.

BEDROOM 1: -
Approximately 10'12" x 9'9". This is a good-sized bedroom with double-glazed window offering pleasant outlook towards the front of the property. Fitted vertical blinds. Carpet. Radiator.









BEDROOM 2: -

Approximately 10'1" x 9'10". This bedroom has a double-glazed window offering pleasant outlook towards the rear of the property. Fitted vertical blinds. Carpet. Radiator.

SHOWER ROOM: -

The shower room comprises a three-piece suite, W.C., vanity wash hand basin with cupboards below and a walk-in shower enclosure with a thermostatic shower. Attractive wet wall splash back. Vanity mirror. Parador style ceiling with attractive downlights. A double-glazed window offers a good deal of natural light. Fitted vertical blinds. Extractor fan. Towel radiator. Tiled floor.

EXTERNAL: -

There is a private garden to the front of the property which is paved and a communal drying green to the rear.

INCLUDED IN SALE:
All floor coverings and window blinds where fitted.





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

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