

19A CANNING STREET, DUNDEE, DD3 7RZ
OFFERS OVER £80,000

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Solicitors & Estate Agents

tspc MEMBER

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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 security door entry system, gas heating and double glazing. Early internal viewing is highly recommended.



ENTRANCE: -
A hardwood door gives access to the entrance hall. Laminate flooring. Security door entry phone. Radiator.

LOUNGE: -
Approximately 14'5" x 11'6". The lounge is spacious and bright with a large double-glazed window offering pleasant outlook towards the front of the property. Fitted Venetian blinds. Shelved display alcove. Laminate flooring. Radiator.



KITCHEN: -
Approximately 10'5" x 6'6". 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. There is a double-glazed window offering pleasant outlook towards the rear of the property. Fitted roller blind. Laminate flooring. Radiator.

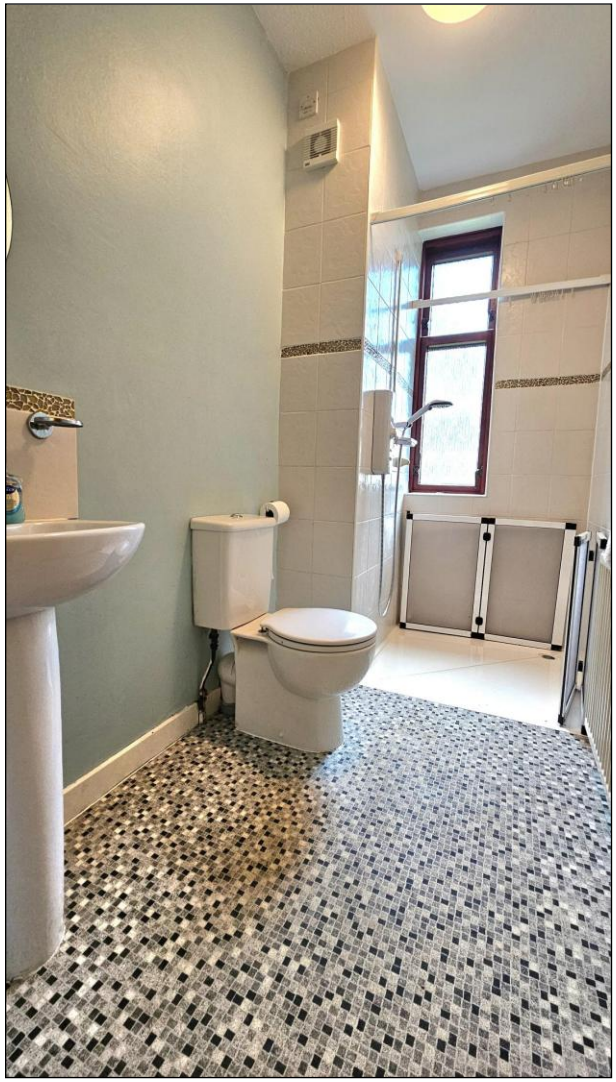
BEDROOM 1: -
Approximately 10'11" x 10'4". This is a good-sized bedroom with double-glazed window offering pleasant outlook towards the front of the property. Fitted Venetian blinds. Carpet. Radiator.

BEDROOM 2: -
Approximately 14'3" x 10'3". This is another good-sized bedroom with double-glazed window offering pleasant outlook towards the rear. There is a built-in wardrobe. Carpet. Radiator.









SHOWER ROOM: -
The shower room comprises a three-piece suite, W.C., wash hand basin and a walk-in shower enclosure with an electric Mira shower. Tiled splash back. A double-glazed window offers a good deal of natural light. Extractor fan. Radiator. Vinyl flooring.

EXTERNAL: -
There is a private garden to the front of the property and a communal drying green to the rear with an area of private ground and a garden shed.

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



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1348551)





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.

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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.