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10 KINNAIRD STREET, DUNDEE, DD3 6NX
OFFERS OVER: £67,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

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www.campbellboath.com

Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Two Bedrooms, Study Room, Bathroom and Communal Drying Area.

This well presented FIRST FLOOR TWO BEDROOM APARTMENT which is situated in a popular residential area. Close to all local amenities including schools, shops and a main bus route. Benefits include gas central heating and double glazing. The property enjoys a bright southerly outlook with views towards the River Tay and beyond to the hills of Fife. The apartment is freshly decorated throughout. Early internal viewing is highly recommended. Included in the sale all floor coverings and window blinds.

ENTRANCE HALL:-

A substantial hard wood door gives access to the reception hallway where there is a built-in utility cupboard. Access to the study room which could be adapted for individual requirements.

LOUNGE:-

Approximately 14'10" x 11'8". A glazed door gives access to the lounge with large double glazed windows offering a bright southerly outlook with views towards the River Tay. There are fitted vertical blinds. The room is freshly decorated. Carpet. Radiator.

KITCHEN:-

Approximately 11'8" x 7'0". With a range of base and wall mounted storage cupboards having contrasting work surfaces and ceramic tile splash back. There is an electric cooker with an extractor hood above. The stainless steel sink has plumbing connections for a washing machine. A double glazed window offers a pleasant easterly outlook with views of the River Tay. Fitted Venetian blinds. Parador style ceiling with feature lighting. Floor tiles. Radiator.

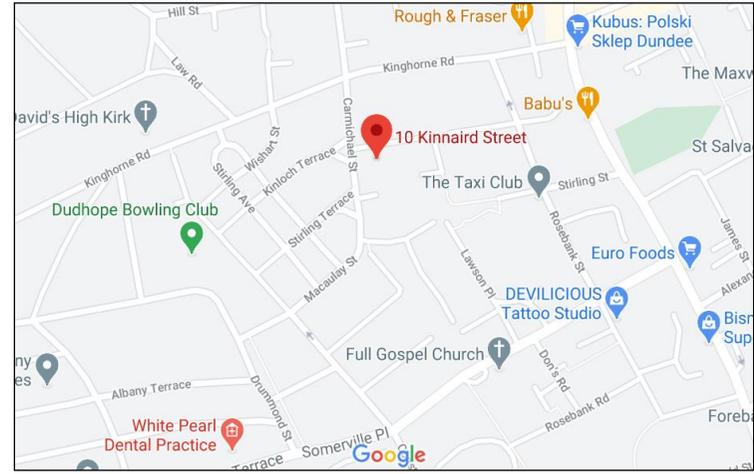
BEDROOM 1:-

Approximately 12'10" x 11'0". A good sized double bedroom with a double glazed window offers a bright southerly outlook and has a fitted vertical blind. There is a built-in wardrobe offering ample hanging and shelving space. Radiator.

BEDROOM 2:-

Approximately 10'8" x 10'0". A double glazed window offers a pleasant open outlook and has fitted vertical blinds. There is a built-in utility cupboard. Carpet. Radiator



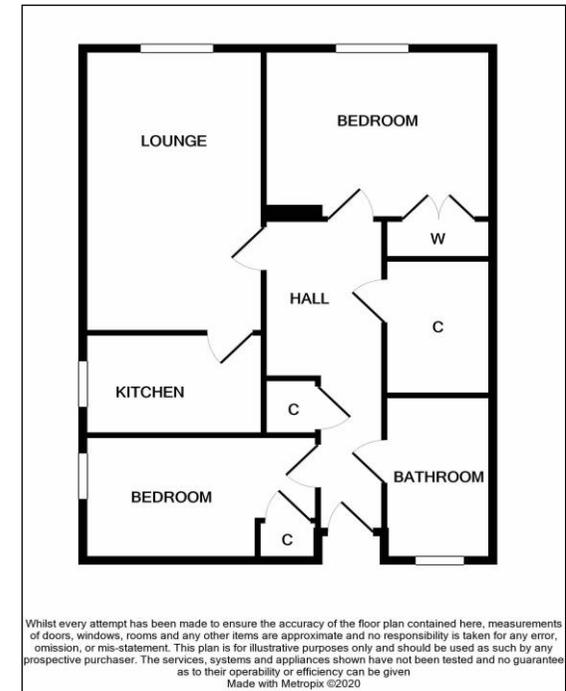


BATHROOM :-

Comprising W.C., wash hand basin and a bath with an electric Mira shower above. There is a fitted bifold shower door. A double glazed window offers a great deal of natural light. Parador style ceiling with attractive down lights. Vanity wall mirror. Ceramic tiling fitted throughout. Floor tiles. Radiator.

EXTERNAL:-

There is a communal clothes drying area.



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

N.B: It should be noted that there is a home report available on this property.

Please contact solicitor.



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

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