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33F TRADES LANE, DUNDEE, DD1 3EW
OFFERS OVER: £124,995

HOME REPORT VALUE - £130,000

**CAMPBELL
BOATH**

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/Dining Room, Kitchen, Two Bedrooms, Bathroom, Communal Garden and Parking Space.

This well presented FULLY REFURBISHED SECOND FLOOR TWO BEDROOM APARTMENT is situated within the City Centre of Dundee. The property is close to all local amenities including Schools and Shops. This location is also ideal for access to the train station and buses. Benefits include total control electric heating, double glazing and door security entry. There is a fully fitted kitchen with integrated appliances. Early internal viewing is highly recommended. Included in the sale are all floor coverings and window blinds.

ENTRANCE HALL:-

A door entry system gives access to a well-maintained communal stairway giving rise to the second-floor apartment. The apartment has a substantial hard wood door which gives access to the reception hallway where there is a shelves storage/cloak room cupboard. Alarm control panel. Door security entry phone. Laminate flooring. Electric wall heater.

LOUNGE/DINING ROOM:-

Approximately 15'7" x 12'5". The well presented lounge is tastefully decorated and is enhanced by way of a plain ceiling cornice. There are large double glazed windows offering a great deal of natural light and have fitted vertical blinds. TV Point. Wall lights. Carpet. Electric wall heater.

KITCHEN:-

Approximately 9'8" x 9'2". With a range of base and wall mounted storage cupboards having contrasting work surfaces and ceramic tile splash back. Integrated appliances include an electric oven and hob with an extractor hood above. The polycarbonate skin has plumbing connections for a washing machine. The double glazed window offers a pleasant outlook and has a fitted roller blind. Floor tiles. Electric wall heater.

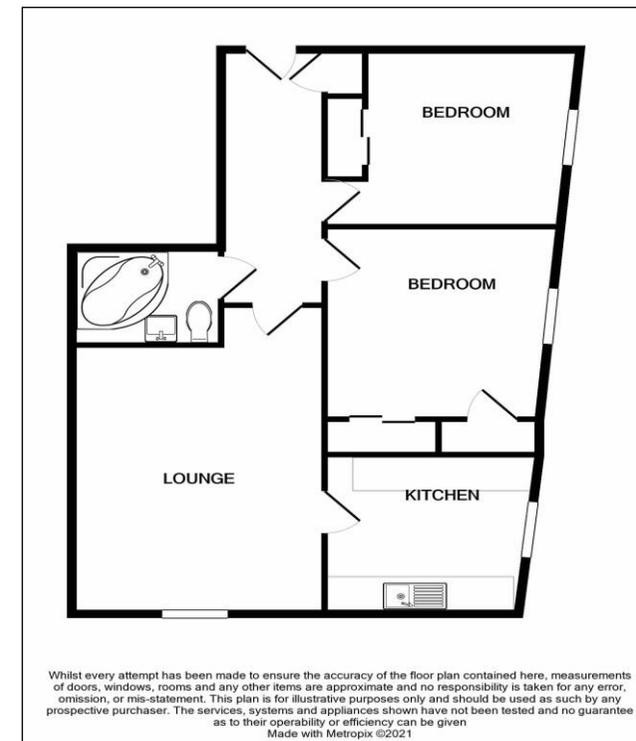
BEDROOM 1:-

Approximately 11'8" x 11'5". This good sized double bedroom has a double glazed window offering an outlook towards the front. Fitted vertical blinds. There are built-in double wardrobes offering ample hanging and shelving space and having attractive mirror sliding doors. There is also a built-in storage cupboard having hanging and shelving space. Carpet. Electric wall heater

BEDROOM 2:-

Approximately 12'1" x 10'2". Another good sized double bedroom with a double glazed window offering an outlook with views towards the front and having fitted vertical blinds. There is a double wardrobe offering ample hanging and shelving space with an attractive mirror sliding door. Carpet. Electric wall heater.





BATHROOM :-

Comprising a three-piece suite W.C., vanity wash hand basin with utility cupboard below and a corner bath with a Mira sport shower above. There is a fitted shower screen and attractive ceramic wall tiling fitted throughout. Vanity wall mirror. Floor tiles. Electric heated towel rail.

EXTERNAL:-

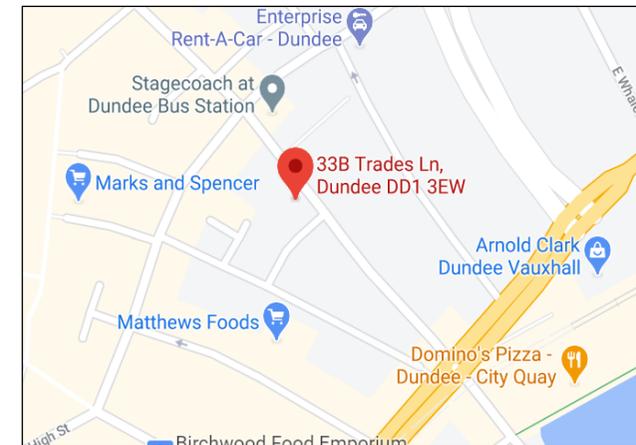
There is a communal garden and private allocated parking space which is maintained by the factoring company.

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.