



CB

28D GREENDYKES ROAD, DUNDEE, DD4 7NB
OFFERS OVER: £70,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

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www.campbellboath.com

Accommodation Comprises: Reception Hall, Lounge, Kitchen, Bedroom, Bathroom and Garden.

This well presented FIRST FLOOR ONE BEDROOM 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. The apartment has been fully refurbished throughout and benefits from total control electric heating, double glazing and door security entry system. All communal areas are well maintained. Early internal viewing is highly recommended. Included in the sale are all floor coverings and window blinds.

RECEPTION HALL:-

A substantial hard wood gives access to the reception hallway where there is a built-in cloak room cupboard and a walk-in utility cupboard with could be adapted to suite individual requirements. Laminate flooring. Electric wall heater.

LOUNGE:-

Approximately 14'4" x 10'8". A glazed door gives access to the lounge area which has been tastefully decorated throughout and is enhanced by way of a plain ceiling cornice. Large double-glazed windows offer a bright outlook with views towards the River Tay. Fitted Venetian blinds. Laminate flooring. Electric wall heater.

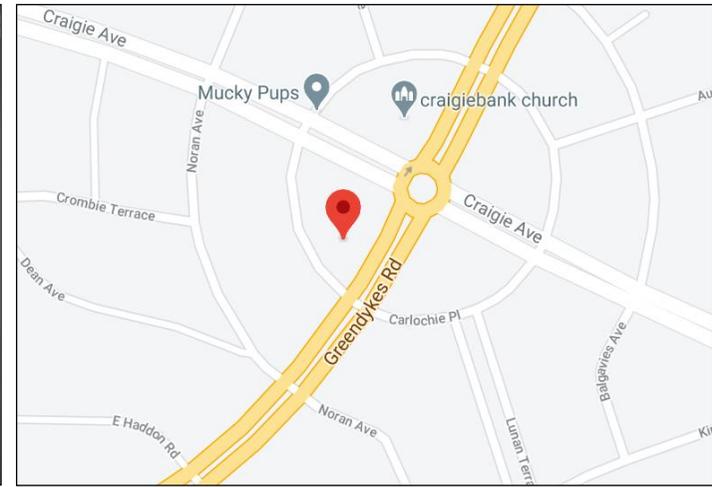
KITCHEN:-

Approximately 10'8" x 6'6". With a range of base and wall mounted storage cupboards having contrasting work surfaces and wet wall splash back. Electric cooker point. The stainless-steel sink has plumbing connections for a built-in washing machine. There is ample space for all other white metre appliances. The double glazed window offers a bright open outlook with views towards the River Tay and beyond to the hills of Fife. Laminate flooring.

BEDROOM 1:-

Approximately 13'1" x 9'8". This good sized double bedroom with a double glazed window offering a pleasant outlook with views towards the River Tay and beyond to the hills od Fife. Fitted roller blind. There are built-in wardrobes offering ample hanging and shelving space and having attractive sliding doors. Vinyl flooring. Electric wall heater.



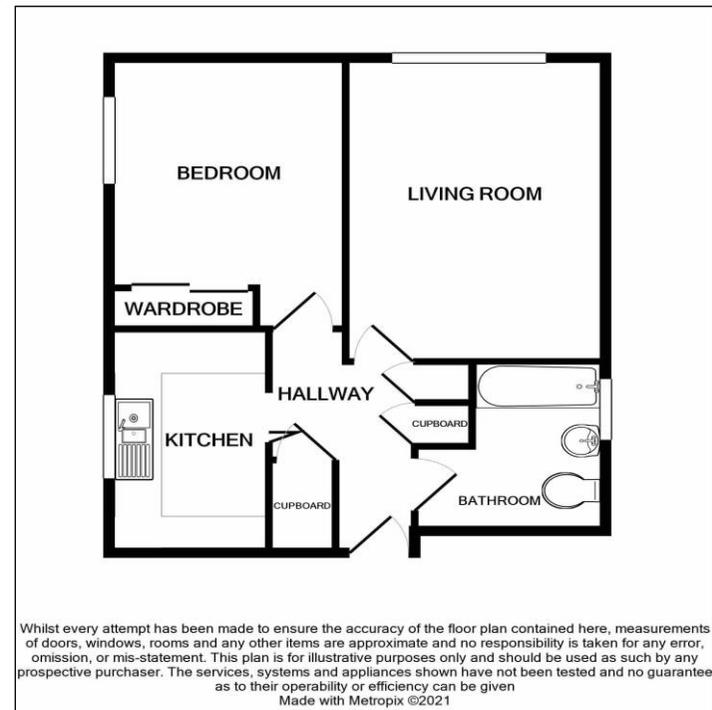


BATHROOM :-

Comprising W.C., wash hand basin and a large shower enclosure with a thermostatic shower. A double glazed window offers a great deal of natural light and has a fitted roller blind. There is attractive ceramic wall tiling fitted throughout. Laminate flooring. Heated towel rail.

EXTERNAL:-

All communal areas are well maintained. There is a drying area to the rear.



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.*



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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