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FLAT 2, CARBET CASTLE, 3 CAMPHILL ROAD, BROUGHTY FERRY, DD5 2JZ
OFFERS OVER: £210,000 **HOME REPORT VALUE - £220,000**

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

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www.campbellboath.com

Accommodation Comprises: Entrance Hall, Lounge/Dining Room, Kitchen, Two Bedrooms, Bathroom and Gardens.

This well presented FIRST FLOOR TWO 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 property is situated within a short distance of all amenities in Broughty Ferry and the popular esplanade. Benefits include door entry system, gas central heating and double glazing. Double glazed doors give access to the south facing balcony offering excellent views. 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 communal stairway. The apartment has a substantial hard wood giving access to the reception hallway where there is a built-in linen cupboard, security alarm, control panel, door entry phone and smoke alarm. Laminate flooring. Radiator.

LOUNGE/DINING ROOM:-

Approximately 22'10" x 14'11". This room is accessed by way of a glazed door. The bright south facing room has two clearly defined areas. The lounge area has a large double glazed window offering a bright open southerly outlook with views across roof tops and on to the River Tay. Fitted roller blinds. The room is tastefully decorated which is enhanced by way of a plain ceiling cornice. A double glazed door gives access to the south facing balcony. The dining area offers ample space for a family dining table and chairs. Carpet. Two radiators.

KITCHEN:-

Approximately 15'1" x 8'2". 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, gas hob and an extractor hood above. The polycarbonate sink has plumbing connections for a washing machine. There is ample for all other white metre appliances. Worcester combi boiler. The double glazed window offers an outlook towards the rear and has a fitted roller blind. There is a breakfast bar area offering seating. Vinyl flooring. Radiator.

MASTER BEDROOM:-

Approximately 13'1" x 9'5". This good sized south facing double bedroom has a double glazed patio door giving access to the balcony. The room is tastefully decorated which is enhanced by way of a plain ceiling cornice. There is a built-in wardrobe offering ample hanging and shelving space. Carpet. Radiator.

BEDROOM 2:-

Approximately 10'8" x 9'8". Another good sized double bedroom with a double glazed window offers an outlook with views towards the rear having a fitted roller blind. There is a built-in wardrobe offering ample hanging and shelving space. Carpet. Radiator.



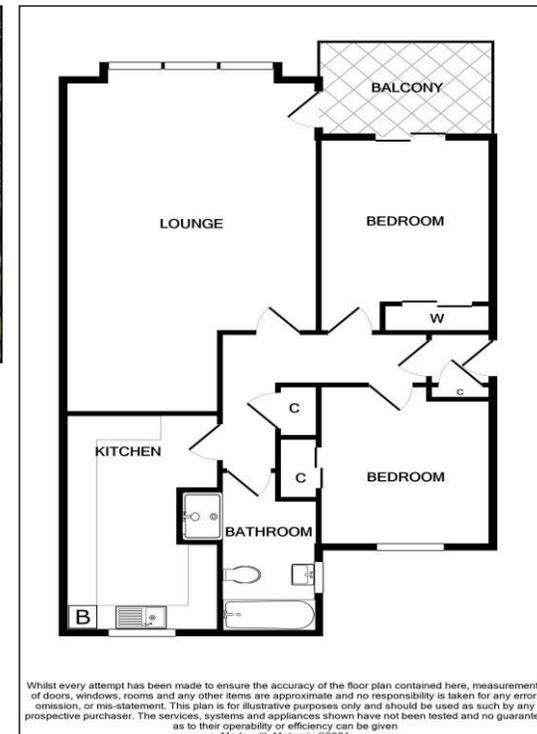


BATHROOM:-

Comprising a luxury four-piece suite W.C., vanity wash hand basin with utility cupboards and overhead vanity mirror with pelmet lighting. Jacuzzi bath and a large shower enclosure with a thermostatic mixer shower. There is attractive ceramic wall tiling fitted throughout. A double glazed window offers a great deal of natural light and has a fitted roller blind. Extractor fan. Vinyl flooring. Radiator.

EXTERNAL:-

The property is set within extensive maintained garden grounds. There is a private parking bay and visitors parking to the front. There is clothes drying area to the rear with the extensive communal garden with has a well-kept lawn, border shrubs, trees and bushes. The garden also offers extensive views of the surrounding 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.*



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.