



**CB**

**15C CANNING STREET, DUNDEE, DD3 7RZ**  
**OFFERS OVER: £85,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER

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## **Accommodation Comprises: Entrance Hall, Lounge/Dining Room, Kitchen, Two Bedrooms, Bathroom and Communal Drying Green.**

This well presented TWO BEDROOM FIRST FLOOR 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. Benefits include gas central heating, double glazing and security door entry system. The apartment benefits from a degree of modernisation. All communal areas are well maintained. Early internal viewing is highly recommended. Included in the sale are all floor coverings and window blinds.

### ENTRANCE HALL:-

A security door gives access to a well-maintained communal stairway giving rise to the first-floor apartment. A substantial hard wood door gives access to the reception hall way. Door entry phone. Hard wood flooring. Radiator.

### LOUNGE/DINING ROOM:-

Approximately 14'4" x 11'5". The lounge has a double-glazed window offering a pleasant outlook with views towards the front. Fitted vertical blinds. The room is tastefully decorated which is enhanced by way of a plain ceiling cornice. Hard wood flooring. Radiator.

### KITCHEN:-

Approximately 10'3" x 7'5". With a range of base and wall mounted storage cupboards having contrasting work surfaces. There is an electric cooker point. The stainless-steel sink has plumbing connections for a washing machine. Combi boiler. The double-glazed window offers a pleasant outlook towards the rear and has fitted wood Venetian blinds.

### BEDROOM 1:-

Approximately 12'4" x 10'9". This good sized double bedroom with a double glazed window offers a pleasant outlook with views towards the front and has fitted vertical blinds. Carpet. Radiator.

### BEDROOM 2:-

Approximately 14'3" x 10'4". Another good sized double bedroom with a double glazed window offers an outlook with views towards the rear. Fitted vertical blinds. Carpet. Radiator.



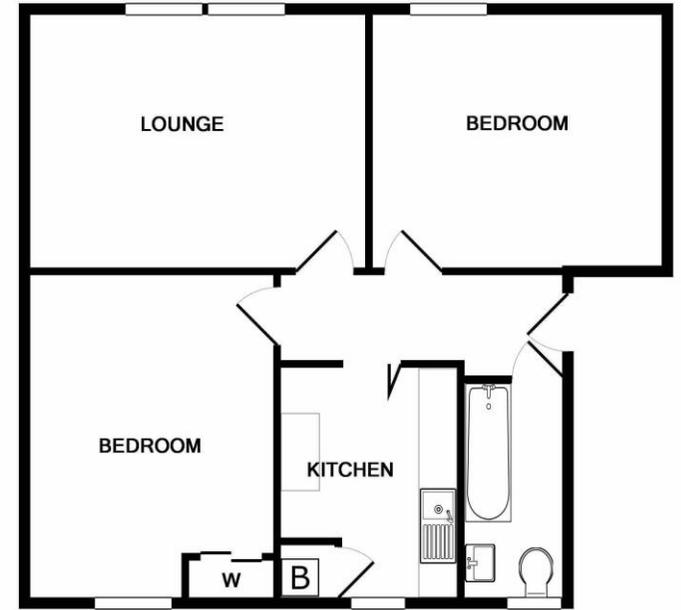


**BATHROOM :-**

Recently refurbished and comprising a modern white three-piece suite W.C., wash hand basin and a bath with a thermostatic shower above. There is attractive ceramic wall tiling fitted throughout and a Parador style ceiling. A double glazed window offers a great deal of natural light and has a fitted roller blind. Vinyl flooring. Radiator.

**EXTERNAL:-**

There is a well maintained communal drying green.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Owner:** Clients of Campbell Boath  
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**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](http://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.