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46E BYRON STREET, DUNDEE, DD3 6QW
OFFERS OVER: £75,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

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www.campbellboath.com

Accommodation Comprises: Entrance Hall, Lounge, Dining/Kitchen, Bedroom, Bathroom and Communal Drying Green.

This well presented refurbished ONE BEDROOM TOP 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. All communal areas are well maintained. The apartment has been tastefully decorated throughout and is in excellent move-in condition. There is a fully fitted kitchen with integrated appliances. Early internal viewing is highly recommended. Included in the sale are all floor coverings.

ENTRANCE HALL:-

A well-maintained communal stairway give rise to the top floor apartment. A substantial hard wood door gives access to the reception hall way. Door entry phone. Built-in cloak room cupboard. Carpet. Radiator.

LOUNGE:-

Approximately 15'1" x 12'1". A glazed door gives access to the well-presented sitting room with a double glazed window offering a pleasant outlook with views towards the front. There is a feature fire place with marble back & hearth and a gas flame fire. Carpet. Radiator.

DINING/KITCHEN:-

Approximately 12'1" x 9'2". With recently fitted floor standing storage cupboards having contrasting work surfaces and ceramic tile splash back. Integrated appliances include an electric oven and gas hob. There is also a washing machine, fridge freezer and microwave oven. The stainless steel sink has plumbing connections for a washing machine. There is ample space for all other white metre appliances and a table and chairs. Floor tiles. Radiator.

BEDROOM 1:-

Approximately 12'5" x 10'8". This good sized double bedroom with a double glazed window offers a pleasant outlook with views towards the front. Carpet. Radiator.

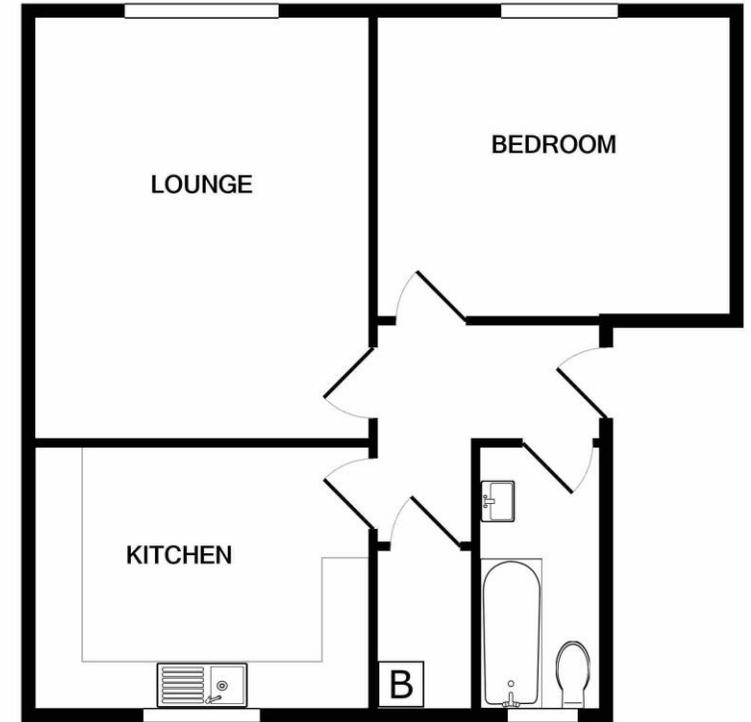
BATHROOM :-

Comprising a white three-piece suite W.C., wash hand basin and a bath with an electric shower above. There is a double glazed window offers a great deal of natural light. Attractive ceramic wall tiling fitted throughout. Floor tiles. Radiator.

EXTERNAL:-

There is a well maintained communal drying green to the rear.





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

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.