



**CB**

**51 (T/R) DENS ROAD, DUNDEE, DD3 7JB**  
**FIXED: £45,000     £7,000 UNDER HR VALUATION**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER

Bank House, 1 Stirling Street, Dundee DD3 6PJ. Telephone: 01382 202060 Email: [property@campbellboath.com](mailto:property@campbellboath.com)

[www.campbellboath.com](http://www.campbellboath.com)

## **Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Bedroom, Bathroom and Communal Garden.**

This is a well-presented TOP FLOOR ONE BEDROOM APARTMENT which is situated in a sought-after residential area. The property is close to all local amenities including shops, primary and secondary schools and a main bus route. The property is tastefully decorated throughout. The property benefits from double glazing and has a well-kept communal garden to the rear. All floor coverings are included in the sale. Early internal viewing is highly recommended.

### ENTRANCE: -

A hardwood door gives access to the entrance hall. Carpet. Electric wall heater.

### LOUNGE: -

Approximately 15'1" x 14'0". This is a good-sized room with double glazed windows offering a pleasant outlook towards the front of the property. Carpet. Electric wall heater.

### KITCHEN: -

Approximately 13'0" x 5'2". The kitchen has a range of base and wall mounted storage cupboards having contrasting work surfaces. The stainless-steel sink has plumbing connections for a washing machine. There is an electric cooker point. Double glazed window offering pleasant outlook towards the rear. Vinyl flooring.

### BEDROOM: -

Approximately 13'13" x 10'4". This is a good-sized bedroom with double glazed window offering pleasant outlook towards the rear. Built-in wardrobes offering ample hanging and shelving. Carpet. Electric wall heater.

### BATHROOM: -

This has a three-piece suite which includes a W.C., bath with an electric shower above. Tiled splashback. Vinyl floor. Electric wall heater.

### EXTERNAL: -

There is a well-kept mutual drying green to the rear of the property.





**Owner:** Clients of Campbell Boath

**Viewing:** Telephone Campbell Boath Solicitors on 01382 202060  
or **Email:** [property@campbellboath.com](mailto:property@campbellboath.com)

**Office Opening Hours:** Monday - Friday 9am - 5pm



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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.