



**CB**

**5 (T/R) DENS ROAD, DUNDEE, DD3 7SR**  
**OFFERS OVER: £55,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER

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[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, gas central heating and security entry phone system. All floor coverings are included in the sale. Early internal viewing is highly recommended.

### ENTRANCE: -

A hardwood door gives access to the entrance hall. Built-in cloak cupboard. Security entry phone. Carpet. Radiator.

### LOUNGE: -

Approximately 15'11" x 12'2". This is a good-sized room with double glazed windows offering a pleasant outlook towards the front of the property. Fitted vertical blinds. There is a shelved display alcove with built-in cupboards below. Attractive ceiling corning. Carpet. Radiator.

### KITCHEN: -

Approximately 5'9" x 5'3". A glazed door allows access to the kitchen which 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 a built-in electric hob and oven. Double glazed window offering pleasant outlook towards the rear. Vinyl flooring.

### BEDROOM: -

Approximately 15'5" x 11'2". This is a good-sized bedroom with double glazed window offering pleasant outlook towards the rear. Fitted vertical blinds. There is a shelved alcove with a built-in cupboard below. Carpet. Radiator.

### SHOWER ROOM: -

Comprises a three-piece suite which includes a W.C., shower enclosure with an electric 'Redring' shower above and a wash hand basin. Wet wall splashback. The double-glazed window offers a good deal of natural light. Fitted vertical blinds. Vinyl floor. Radiator.

### EXTERNAL: -

There is a communal 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.