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**30 DERBY STREET, DUNDEE, DD3 6RL**

**OFFERS OVER: £90,000**

**HOME REPORT VALUE £105,000**

**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 Vestibule, Hall, Lounge, Kitchen, Two Bedrooms, Bathroom and Gardens.**

This well-presented MAIN DOOR TWO BEDROOM UPPER APARTMENT 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. Benefits include double glazing and gas central heating. All floor coverings are included in the sale. Early internal viewing is highly recommended.

### ENTRANCE: -

A UPVC door gives access to the hall. There is a carpeted stairway giving access to the accommodation. There is a built-in cloak cupboard and built-in storage cupboard. There is a double-glazed window offering a good deal of natural light. Hatch giving access to the attic space. Radiator.

### LOUNGE: -

Approximately 16'1" x 12'3". This is a good-sized room with double glazed windows offering a pleasant outlook towards the front of the property. Fitted wooden Venetian blinds. Ceiling coving. Built-in linen cupboard. Laminate flooring. Radiator.

### KITCHEN: -

Approximately 10'2" x 10'3". The kitchen has a range of base and wall mounted storage cupboards. The stainless-steel sink has plumbing connections for a washing machine. There is space for other white meter appliances. Electric cooker point. There is a double-glazed window offering pleasant outlook towards the rear. Fitted wooden Venetian blinds. Vinyl flooring. Radiator.

### BEDROOM 1: -

Approximately 12'9" x 10'7". This is a good-sized bedroom with double glazed window offering pleasant outlook towards the front. Carpet. Radiator.

### BEDROOM 2: -

Approximately 11'2" x 10'10". This is another good-sized bedroom with double glazed window offering pleasant outlook towards the rear. Fitted wooden Venetian blinds. Laminate flooring. Radiator.

### BATHROOM: -

This has a three-piece suite which includes a W.C., vanity wash hand basin with cupboard below and bath with electric 'Redring' shower above. Attractive wall and floor tiling. A double-glazed window offers a good deal of natural light. Radiator.



**EXTERNAL: -**

The garden to the front is private and there is a mutual drying green to the rear.

**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



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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.