



CB

25A KERRSVIEW TERRACE, DUNDEE, DD4 9BJ
FIXED PRICE: £90,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Two Bedrooms and Bathroom

External: - Private Front Garden and Rear Communal Garden.

This is a well presented TWO BEDROOM GROUND FLOOR 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. Benefits include double glazing and gas central heating. All floor coverings and window blinds are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

A hardwood door gives access to the entrance hall. Laminate flooring. Radiator.

LOUNGE: -

Approximately 14'6" x 11'8". This is a good-sized room with double glazed windows offering a pleasant outlook towards the front of the property. There is a built-in shelved cupboard offering excellent storage. Carpet. Radiator.

KITCHEN: -

Approximately 12'3" x 7'3". 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 an electric oven and hob. There is a double-glazed window offering pleasant outlook towards the rear. Fitted roller blind. Vinyl flooring. Radiator.

BEDROOM 1: -

Approximately 11'4" x 9'10". This is a good-sized bedroom with a double-glazed window offering pleasant outlook towards the front. Radiator.

BEDROOM 2: -

Approximately 10'2" x 9'9". This is another good-sized bedroom with a double-glazed window offering pleasant outlook towards the rear. Fitted Venetian blinds. Laminate flooring. Radiator.

BATHROOM: -

This has a three-piece suite which includes a W.C., wash hand basin and bath with electric 'Redring' shower above. Fitted shower screen. Extractor fan. Attractive wall and floor tiling. The double-glazed window offers a good deal of natural light. Fitted roller blind. Towel radiator.



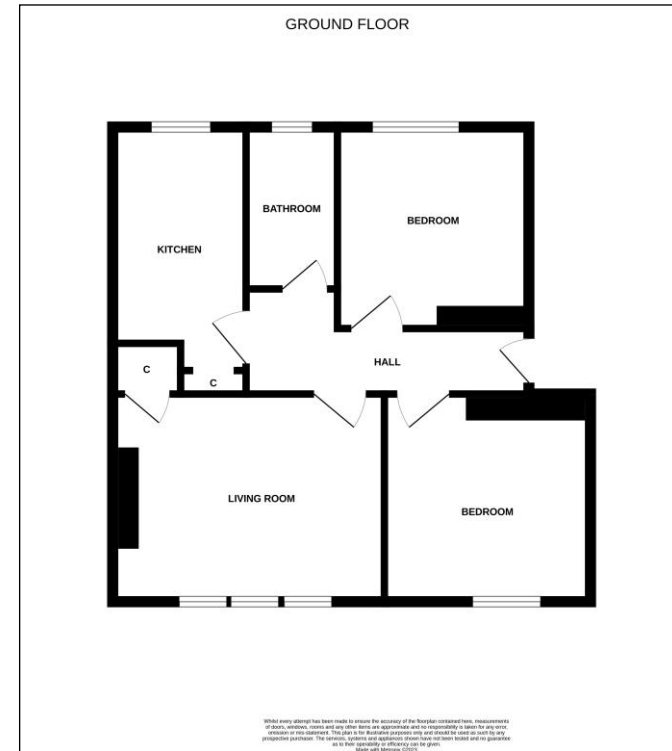


EXTERNAL: -

There is a private garden to the front and a well-kept shared garden to the rear, with an area of private garden. Garden shed.



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 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.

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