



CB

1 (1/L) PARK AVENUE, DUNDEE, DD4 6PL
OFFERS OVER: £80,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

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

www.campbellboath.com

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

This is a spacious FIRST FLOOR TWO 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 security entry system, double glazing and gas central heating. This property is to be sold with a sitting tenant. 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 storage cupboard. Security entry phone. Walk-in storage cupboard. Carpet. Radiator.

LOUNGE: -

Approximately 16'0" x 13'2". There is a double-glazed window offering a pleasant outlook towards the front of the property. Ceiling corning. Carpet. Radiator.

KITCHEN: -

Approximately 10'10" x 10'1". The kitchen has a range of base and wall mounted storage cupboards. Tiled splashback. The stainless-steel sink has plumbing connections for a washing machine. Integrated appliances included an electric hob with oven below and extractor above. There is a built-in storage cupboard. There is a double-glazed window offering pleasant outlook towards the rear. Vinyl flooring. Radiator.

BEDROOM 1: -

Approximately 14'8" x 10'11". The bedroom has a double-glazed window offering pleasant outlook towards the front. Carpet. Radiator.

BEDROOM 2: -

Approximately 15'8" x 7'9". This bedroom has a double-glazed window offer outlook towards the front. Carpet. Radiator.

BATHROOM: -

This has a three-piece suite which includes a W.C., wash hand basin and a bath with electric 'Redring' shower above. Wall tiling. Vinyl flooring. Radiator.

EXTERNAL: -

There is a 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
Office Opening Hours: Monday -
Friday 9am - 5pm



CB

For more details regarding this property and many other properties visit our website at www.campbellboath.com or telephone our office on 01382 202060.



**CAMPBELL
BOATH**

Solicitors & Estate Agents

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.