



**CB**

**7 (G/L) MCDONALD STREET, DUNDEE, DD3 7BD**  
**FIXED: £80,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER



## **Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Two Bedrooms, Bathroom.**

### **External: - Private Front Garden & Communal Garden.**

This is a well-presented GROUND FLOOR TWO BEDROOM APARTMENT which is situated close to the City Centre. 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 storage cupboard. Security entry phone. Laminate flooring. Radiator.

#### LOUNGE: -

Approximately 17'9" x 10'9". The lounge has a glazed door and is a good-sized room with double glazed windows offering a pleasant outlook towards the rear of the property. Fitted vertical blinds. There are two built-in shelved storage cupboards. Carpet. Radiator.

#### KITCHEN: -

Approximately 7'1" x 5'9". 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. Tiled splashback. There a gas hob with electric oven below. Double glazed window offering pleasant outlook towards the front. Parador ceiling with downlights. Radiator.

#### BEDROOM: -

Approximately 12'10" x 11'2". This is a good-sized bedroom with double glazed window offering pleasant outlook towards the front. Fitted vertical blinds. Radiator.

#### BEDROOM 2: -

Approximately 11'2" x 10'8". This is another good-sized bedroom with double glazed window offering pleasant outlook towards the rear garden. Built-in storage cupboard. Radiator.

#### BATHROOM: -

Comprises a three-piece suite which includes a W.C., vanity wash hand basin with cupboards below and a bath with an electric shower above. Tiled splash back. The double-glazed window offers a good deal of natural light. Parador ceiling with downlights. Tiled floor. Radiator.





EXTERNAL: -

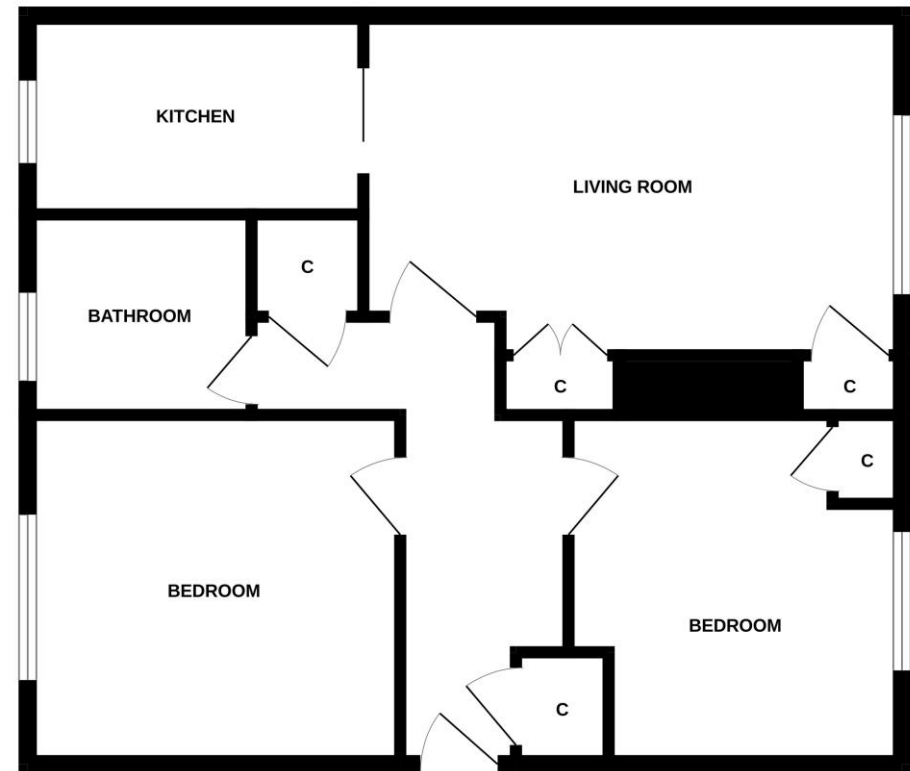
There is a private garden to the front which is paved with border shrubs and bushes. The rear garden is communal and mainly laid in grass with border shrubs.







## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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.