



CB

26A KENMORE TERRACE, DUNDEE, DD3 6EJ
FIXED PRICE: £99,000

**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 and Bathroom.

External: Private Front Garden and Communal Rear Garden.

This spacious GROUND FLOOR TWO BEDROOM APARTMENT will appeal to first time and seasoned investors alike. The property is situated within a much sought-after residential area close to all local amenities including shops, schools and a main bus route. The property benefits from double glazing and gas central heating. All floor coverings are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

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

LOUNGE: -

Approximately 15'2" x 11'11". This is a good-sized room with a large double-glazed window offering a pleasant outlook with views towards the front of the property. Built-in cupboard offering storage. Laminate flooring. Radiator.

KITCHEN: -

Approximately 12'4" x 8'1". The kitchen has a range of base and wall mounted storage cupboards having contrasting work surfaces and tiled splashback. The stainless-steel sink has plumbing connections for a washing machine. Tiled splashback. The double-glazed window offers pleasant outlook towards the rear garden. Fitted roller blind. Vinyl flooring. Radiator.

BEDROOM 1: -

Approximately 12'0" x 11'0". This is a good-sized double bedroom with double-glazed window offering a pleasant outlook with views towards the front of the property. Laminate flooring. Radiator.

BEDROOM 2: -

Approximately 10'11" x 10'7". This is another good-sized bedroom with a double-glazed window offering a pleasant outlook towards the rear. Carpet. Radiator.

BATHROOM: -

The bathroom comprises w.c., vanity wash hand basin with built-in cupboards below and bath with an electric 'Triton' shower above. There is a double-glazed window which offers a good deal of natural light. Vinyl flooring. Radiator.



EXTERNAL: -

There is a private garden to the front of the property and a mutual rear garden.

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.

www.campbellboath.com