



CB

42 (I) LANSDOWNE SQUARE, DUNDEE, DD2 3HW
OFFERS OVER: £70,000

**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.

External: - Communal Rear Garden.

This is a spacious TOP FLOOR TWO BEDROOM APARTMENT which is situated in a popular residential area. 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 vestibule. Built-in shelved storage cupboard. Door to hallway. Security entry phone. Built-in shelved linen cupboard. Carpet. Radiator.

LOUNGE: -

Approximately 17'9" x 10'10". The lounge has a double-glazed window offering a pleasant outlook towards the front of the property. Shelved display alcove. Carpet. Radiator.

KITCHEN: -

Approximately 10'2" x 6'7". 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. There is a ceramic hob with stainless steel hood above. Double glazed window offering pleasant outlook towards the rear. Vinyl flooring. Radiator.

BEDROOM: -

Approximately 12'90" x 11'1". This is a good-sized bedroom with double glazed window offering pleasant outlook towards the front. Built-in wardrobe. Carpet. Radiator.

BEDROOM 2: -

Approximately 11'1" x 10'7". This is another good-sized bedroom with double glazed window offering pleasant outlook towards the rear garden. Carpet. Radiator.

BATHROOM: -

Comprises a three-piece suite which includes a W.C., wash hand basin and a bath with a thermostatic shower above. Wet wall splashback. The double-glazed window offers a good deal of natural light. Vinyl flooring. Radiator.

EXTERNAL: -

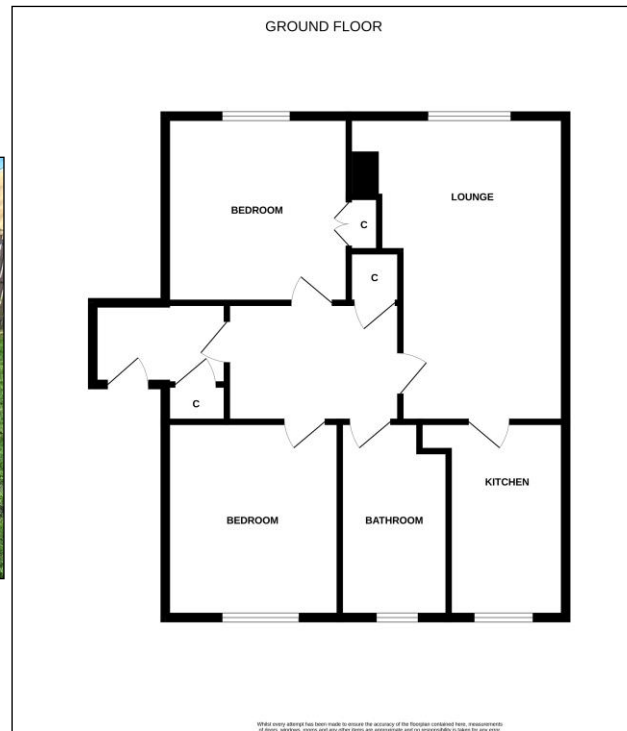
There is a communal rear garden which is mainly laid in grass.



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

**CAMPBELL
BOATH**

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

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.