



CB

32C HILL STREET, DUNDEE, DD3 6RR
OFFERS OVER: £90,000

**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 Vestibule, Hall, Lounge, Kitchen, Two Bedrooms, Bathroom and Garden.

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

ENTRANCE: -

A hard wood door gives access to the hall. There is a built-in cloak storage cupboard. Carpet. Radiator.

LOUNGE: -

Approximately 15'5" x 12'11". This is a good-sized room with double glazed windows offering a pleasant outlook towards the front of the property. Fitted Venetian blinds. There is a feature fireplace. Carpet. Radiator.

KITCHEN: -

Approximately 10'3" x 7'8". 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 space for other white meter appliances. There is a double-glazed window offering pleasant outlook towards the rear. Fitted roller blinds. Vinyl flooring.

BEDROOM 1: -

Approximately 13'6" x 9'4". This is a good-sized bedroom with double glazed window offering pleasant outlook towards the rear. Fitted Venetian blinds. Built-in wardrobe. Carpet. Radiator.

BEDROOM 2: -

Approximately 11'6" x 11'5". This is another good-sized bedroom with double glazed window offering pleasant outlook towards the front. Fitted Venetian blinds. Built-in wardrobe. Carpet. Radiator.

BATHROOM: -

This has a three-piece suite which includes a W.C., wash hand basin and bath with thermostatic shower above. Wall tiling. A double-glazed window offers a good deal of natural light. Vinyl floor. Radiator.



EXTERNAL: -

There is a private area of garden to the rear.

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



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.