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3C MARRYAT STREET, DUNDEE, DD3 8AL
OFFERS OVER: £89,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

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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 well presented TWO BEDROOM FIRST FLOOR 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. Benefits include double glazing, gas central heating and security entry 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. There is a built-in storage cupboard. Vinyl flooring. Radiator.

LOUNGE: -

Approximately 15'11" x 13'7". This is a good-sized room with double glazed windows offering a pleasant outlook towards the front of the property. Fitted vertical blinds. The room is tastefully decorated. There is a built-in storage cupboard. Carpet. Radiator.

KITCHEN: -

Approximately 9'4" x 8'11". 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 is a double-glazed window offering pleasant outlook towards the front. Fitted vertical blinds. There is a gas hob with oven below. Vinyl flooring. Radiator.

BEDROOM 1: -

Approximately 12'2" x 11'7". This is a good-sized bedroom with a double-glazed window offering pleasant outlook towards the front. Fitted vertical blinds. The room is tastefully decorated and has a built-in storage cupboard. Carpet. Radiator.

BEDROOM 2: -

Approximately 12'9" x 11'0". This is another good-sized bedroom with a double-glazed window offering pleasant outlook towards the rear. There is a built-in storage cupboard. Carpet. Radiator.



BATHROOM: -

This has a three-piece suite which includes a W.C., vanity wash hand basin with cupboard below and a bath with an electric shower above. Attractive wet wall fitted throughout. The double-glazed window offers a good deal of natural light. Vinyl flooring. Towel radiator.

EXTERNAL: -

There is a mutual drying green 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

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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.