



CB

6B KILLIN AVENUE, DUNDEE, DD3 6EB
OFFERS OVER: £120,000

**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, Shower Room. External: - Private Front & Rear Garden, Also Communal Rear Garden.

This WELL-PRESENTED GROUND FLOOR GARDEN APARTMENT is situated in a popular residential area. The property offers excellent accommodation and is tastefully decorated. The property is close to all local amenities including primary and secondary schools, shops 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 hardwood door gives access to the entrance vestibule. Built-in storage cupboard. Laminate flooring. Radiator.

LOUNGE: -

Approximately 14'1" x 13'10". This is a good-sized room with a double-glazed window offering a pleasant outlook towards the front garden. Fitted Venetian blinds. There is a feature fire place with electric fire. Built in shelved cupboard. Attractive ceiling downlights. Carpet. Radiator.

KITCHEN: -

Approximately 12'1" x 7'9". The kitchen has a range of base and wall mounted storage cupboards having contrasting work surfaces. There is a double-glazed door which allows access to the private and communal rear garden. The stainless-steel sink has plumbing connections for a washing machine. There is a built-in gas hob and electric oven. There is space for other white meter appliances. Vinyl floor tiles. Radiator.

BEDROOM ONE: -

Approximately 11'7" x 11'3". This is a good-sized double bedroom with a double-glazed window offering pleasant outlook towards the front. Built-in wardrobe with attractive sliding doors. Carpet. Radiator.

BEDROOM 2: -

Approximately 10'1" x 9'8". Another good-sized bedroom with a double-glazed window offering outlook towards the rear. Fitted Venetian blinds. Carpet. Radiator.

SHOWER ROOM: -



The shower room has a three-piece suite which includes a W.C., vanity wash hand basin and a shower enclosure with an electric 'Redring' shower above. There is attractive wall tiling. There is a double-glazed window which offers a good deal of natural light. Parador style ceiling with downlights. Vinyl flooring. Towel Radiator.

EXTERNAL: -

There is a private garden to the front and an enclosed private rear garden which is accessed via the kitchen. There is also an area of communal garden ground to the rear which offers clothes drying.

INCLUDED IN SALE: -

All floor coverings and window blinds.



Owner: Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on 01382 202060

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.