



CB

17 GLENOGIL AVENUE, DUNDEE, DD3 8ES
OFFERS OVER: £99,950

HOME REPORT VALUE £105,000

**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, Shower Room. External: Private and Communal Rear Garden.

This is a well-presented TWO BEDROOM GROUND FLOOR MAIN DOOR APARTMENT which is situated in a sought-after residential area. The property is close to all local amenities including shops, schools and bus. Benefits include double glazing and gas central heating. All floor coverings are included in the sale. Early internal viewing is highly recommended.

VESTIBULE: -

A UPVC door gives access to the vestibule and hall. There is a built-in utility cupboard. Laminate flooring. Radiator.

LOUNGE: -

Approximately 14'2" x 11'9". A glazed door gives access to the spacious lounge with double glazed window offering a pleasant outlook towards the front. Fitted vertical blinds. Shelved display alcove with built-in cupboards below. Laminate flooring. Radiator.

KITCHEN: -

Approximately 9'5" x 6'0". 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 double-glazed window offering pleasant outlook to the front of the property. Fitted vertical blinds. Laminate flooring. Radiator.

BEDROOM 1: -

Approximately 12'7" x 10'5". This is a good-sized bedroom with double glazed window offering pleasant outlook towards the rear. Fitted vertical blinds. There are built-in wardrobes and overhead storage cupboards. Carpet. Radiator.

BEDROOM 2: -

Approximately 12'9" x 10'5". This is a good-sized bedroom with a double-glazed window offering pleasant outlook towards the rear. Fitted vertical blinds. Carpet. Radiator.

SHOWER ROOM: -

This has a three-piece suite which includes a W.C., vanity wash hand basin with cupboards below and a shower enclosure with electric Mira shower. There is attractive wall and floor tiling. The double-glazed window offers a good deal of natural light and has a fitted vertical blind. Parador ceiling with downlights. Towel radiator.





EXTERNAL: -
 There is a private garden to the front. Outside water tap and electric point. There is a private area of garden and a communal drying green to the rear.

Owner: Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on 01382 202060 or Client on 07729312301

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.