



CB

48 ALPIN ROAD, DUNDEE, DD3 6HD
OFFERS OVER: £65,000

**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, Bedroom, Shower Room and Garden.

This MAIN DOOR ONE BEDROOM GROUND 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. Early internal viewing is highly recommended.

ENTRANCE: -

A hardwood door access to the hall. There is a built-in cloak cupboard and built-in storage cupboard. Carpet. Radiator.

LOUNGE: -

Approximately 14'6" x 14'0". This is a good-sized room with two double glazed windows offering a pleasant outlook towards the front of the property. Built-in cupboard. Carpet. Radiator.

KITCHEN: -

Approximately 10'5" x 6'5". 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 a ceramic hob with oven below. Tiled splashback. There is a double-glazed window offering pleasant outlook towards the front. Fitted roller blind. Vinyl flooring. Radiator.

BEDROOM: -

Approximately 12'9" x 10'7". This is a good-sized bedroom with double glazed window offering pleasant outlook towards the rear. Built-in wardrobes and cupboard. Carpet. Radiator.

SHOWER ROOM: -

The shower comprises W.C., wash hand basin and walk-in shower with electric shower above. Wet wall and tiled splashback. A double-glazed window offers a good deal of natural light. Radiator.

EXTERNAL: -

There is a mutual drying green to the rear and also 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



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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.