



CB

1/R 7 ARKLAY STREET, DUNDEE, DD3 7JF
OFFERS OVER : £60,000

**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, Bathroom and Communal Garden.

This is a well presented, spacious FIRST FLOOR ONE BEDROOM 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 benefits from double glazing, gas central heating and security phone entry. All floor coverings are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

A UPVC door gives access to the entrance hall. There are two large built-in utility cupboards. Security entry phone. Laminate. Radiator.

LOUNGE: -

This is a good-sized room with a double-glazed window offering outlook towards the rear of the property. There is also a built-in storage and shelving cupboard. Radiator.

KITCHEN: -

The kitchen has a range of base and wall mounted storage cupboards having contrasting work surfaces. Attractive wall tiling. The stainless-steel sink has plumbing connections for a washing machine. There is an electric cooker point. Stainless-steel extractor hood. There are two double-glazed windows offering a pleasant outlook towards the rear. Laminate flooring. Radiator

BEDROOM: -

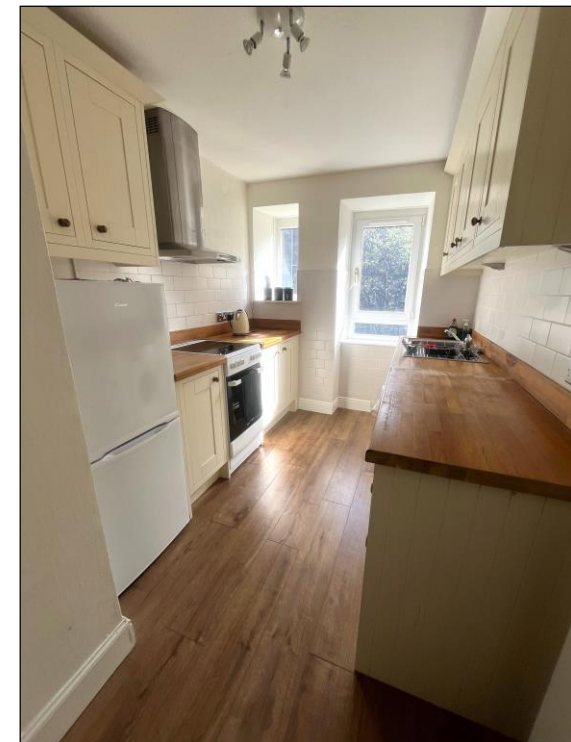
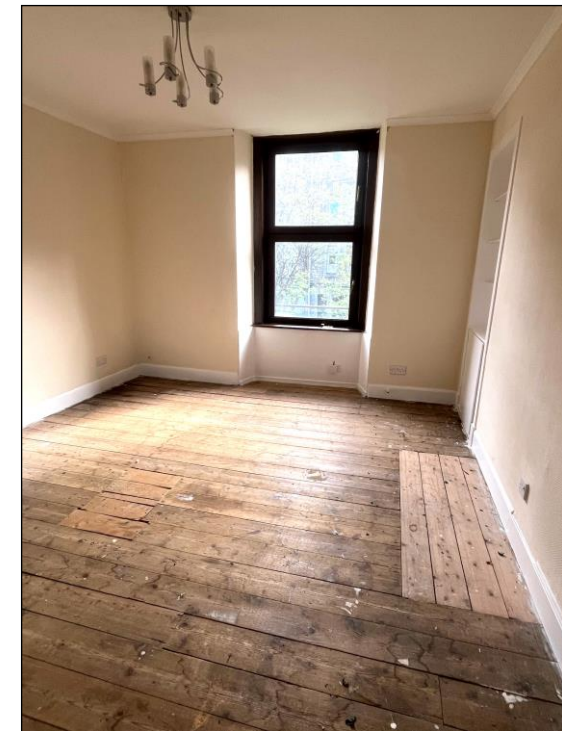
This is a good-sized bedroom with a double-glazed window offering outlook towards the front. Built-in cupboard. Radiator.

SHOWER ROOM: -

This has a three-piece suite which includes a W.C., wash hand basin with a storage cupboard underneath and a walk-in shower with an electric shower above. Wet wall. Laminate flooring. Electric towel heater.

EXTERNAL: -

There is a well-kept mutual garden to the rear of the property. Designated storage area.





CB

For more details regarding this property and many other properties visit our website at www.campbellboath.com or telephone our office on 01382 202060.

**CAMPBELL
BOATH**

Solicitors & Estate Agents

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.