



CB

20A WELLINGTON STREET, DUNDEE, DD1 2PY
OFFERS OVER: £85,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Bedroom, Shower Room. External: - Private & Communal Rear Garden.

This WELL-PRESENTED MAIN DOOR 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 UPVC door gives access to the entrance hall. Laminate flooring. Radiator. Spiral staircase giving access to attic room.

LOUNGE: -

Approximately 13'4" x 11'10". This is a good-sized room with double-glazed door offering access to the rear garden. Fitted vertical blinds. Carpet. Radiator.

KITCHEN: -

Approximately 13'6" x 11'8". The kitchen has a range of base and wall mounted storage cupboards having contrasting work surfaces and tiled splashback. There is a double-glazed window which offers pleasant outlook towards the front of the property. Fitted vertical blinds. Polycarbonate sink has plumbing connections for a washing machine. Integrated appliances include gas hob with extractor above, eye level oven and microwave, washing machine and dishwasher. Laminate. Radiator.

BEDROOM ONE: -

Approximately 13'7" x 8'7". The bedroom has a double-glazed window offering pleasant outlook towards the rear of the property. Fitted vertical blinds. Carpet. Radiator.

SHOWER ROOM: -

The shower room has a three-piece suite which includes a W.C., vanity wash hand basin with drawers below and a shower enclosure with a thermostatic shower above. There is attractive wet wall splashback. There is a double-glazed window which offers a good deal of natural light. Laminate. Towel Radiator.

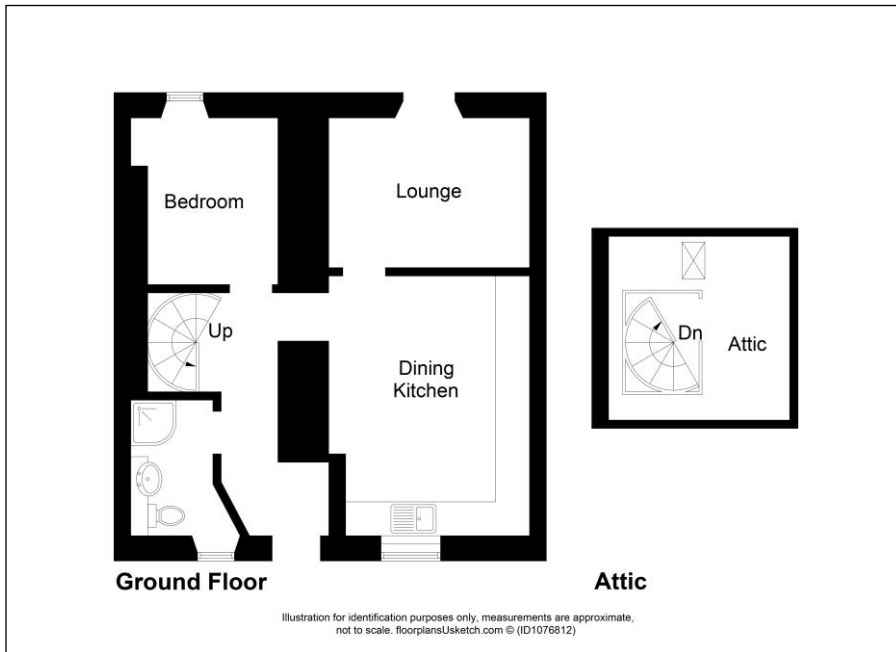


EXTERNAL: -

There is a private area of garden to the rear and a communal area.

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.