



CB

54 CRAIGIE AVENUE, DUNDEE, DD4 7NP
OFFERS OVER: £95,000

**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, Bathroom, Private Front & Rear Garden.

This spacious TWO BEDROOM MAIN DOOR GARDEN APARTMENT is situated in a much sought-after residential area. The property offers excellent accommodation and has a private front and rear garden. The property is close to all local amenities including schools, shops and a main bus route. Benefits include gas central heating and double glazing. All floor coverings are included in the sale. Early internal viewing is highly recommended.

ENTRANCE HALL: -

A hardwood door gives access to the entrance hallway. There is a built-in utility cupboard. Carpet. Radiator.



LOUNGE: -

Approximately 12'3" x 10'11". A glazed door gives access to the lounge. There are double glazed windows offering a pleasant outlook towards the front garden. Fitted vertical blinds. Carpet. Radiator.



KITCHEN: -

Approximately 9'0" x 8'8". A glazed door gives access to the kitchen which has a range of base and floor standing storage cupboards. Contrasting work surfaces. The stainless-steel sink has plumbing connections for a washing machine. There is a glazed door giving access to the enclosed private garden. Double glazed window offering outlook towards the rear. Tiled floor. Radiator.



BEDROOM 1: -

Approximately 12'0" x 11'1". A good-sized double bedroom with double glazed windows offering a pleasant outlook towards the front. Fitted vertical blinds. There are two built-in wardrobes offering ample hanging space. Carpet. Radiator.

BEDROOM 2: -

Approximately 12'3" x 10'1". Another good-sized double bedroom with a double-glazed window offering outlook with views towards the rear. Fitted vertical blinds. Radiator.

BATHROOM: -

The bathroom comprises a three-piece suite, W.C., vanity wash hand basin with utility cupboards below and bath with electric shower above. A double-glazed window offering natural light. Tiled floor. Towel radiator.

EXTERNAL: -

There is private garden to the front which is mainly laid in grass. The rear garden is also private and is fully enclosed with an area of grass. Garden shed.



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.