



CB

22C HEPBURN STREET, DUNDEE, DD3 8BQ
OFFERS OVER: £90,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

Accommodation Comprises: Entrance Hall, Spacious Lounge, Kitchen, Two Bedroom & Bathroom.

External: Communal Rear Drying Green.

This is a spacious FIRST FLOOR TWO 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 is tastefully decorated throughout and benefits from double glazing and gas central heating. All floor coverings are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

There is a well-maintained communal stairway which gives rise the first-floor apartment. There is a substantial hardwood door which gives access to the entrance hall. There is a built-in utility cupboard. Laminate flooring. Radiator.

LOUNGE: -

Approximately 14'10" x 11'10". This is a well-presented spacious room with double glazed windows offering outlook towards the front. There is a feature fireplace with electric fire. Carpet. Radiator.

KITCHEN: -

Approximately 10'1" x 7'2". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces. The stainless-steel sink has plumbing connections for a washing machine. There is a double-glazed window offering pleasant outlook towards the rear. Fitted roller blind. Tiled floor. Radiator.

BEDROOM 1: -

Approximately 14'2" x 11'2". This is a good-sized bedroom with a double-glazed window offering outlook towards the rear of the property. Built-in wardrobe. Carpet. Radiator.

BEDROOM 2: -

Approximately 14'8" x 11'10". This is another good-sized bedroom with a double-glazed window offering outlook towards the front of the property. Fitted roller blind. Carpet. Radiator.

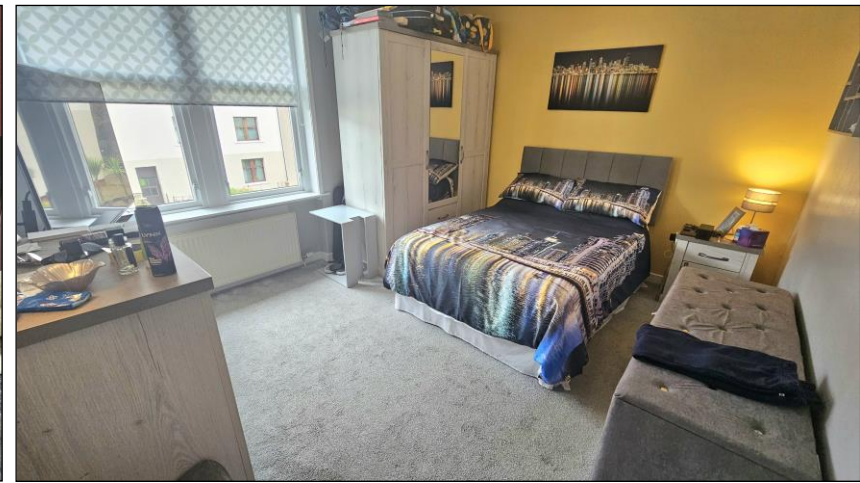
BATHROOM: -

This has a three-piece suite which includes a W.C., vanity wash hand basin with cupboards below and a bath with electric shower above. Tiled splashback. Double glazed window offering a good deal of natural light. Fitted roller blind. Vinyl flooring. Radiator.



EXTERNAL: -

There is a well maintained communal drying green to the rear which is mainly laid in grass.



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.