



**CB**

**5 3/R PITFOUR STREET, DUNDEE, DD2 2NT**  
**OFFERS OVER: £82,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER

Bank House, 1 Stirling Street, Dundee DD3 6PJ. Telephone: 01382 202060 Email: [property@campbellboath.com](mailto:property@campbellboath.com)

[www.campbellboath.com](http://www.campbellboath.com)



**Accommodation Comprises: Entrance Hall, Lounge/Kitchen, Two Bedrooms & Bathroom. External: Mutual Rear Garden.**

This is a well-presented TOP FLOOR TWO BEDROOM APARTMENT which is situated in a popular residential area to the west end of the city. The property is tastefully decorated throughout and is enhanced with natural wooden doors and skirtings. Benefits included gas central heating and double glazing. 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.

**ENTRANCE: -**

A hardwood door gives access to the entrance hall. Downlights. Laminate flooring. Radiator.

**LOUNGE/KITCHEN: -**

Approximately 18'1" x 15'6". This room has two clearly defined areas. The lounge has a double-glazed window offering outlook towards the rear garden. Two radiators and laminate flooring. The kitchen area has a range of base and wall mounted storage cupboards with contrasting work surfaces and tiled splashback. Under unit lighting. The stainless-steel sink has plumbing connections for a washing machine. Integrated appliances include a gas hob with electric oven below and extractor hood above. Downlights. Radiator. Laminate flooring.

**BEDROOM 1: -**

Approximately 14'9" x 11'1". This is a good-sized bedroom with double glazed window offering outlook towards the front of the property. There is built-in shelving and hanging storage. Laminate flooring. Radiator.

**BEDROOM 2: -**

Approximately 10'8" x 10'2". This is another good-sized bedroom with a double-glazed window offering outlook towards the front. Two built-in wardrobes. Laminate flooring. Radiator.

**BATHROOM: -**

Comprising W.C., wash hand basin and bath with thermostatic shower above. Wall and floor tiling. Radiator.

**EXTERNAL: -**

There is a communal garden to the rear.





**Owner:** Clients of  
Campbell Boath

**Viewing:**

Telephone  
Campbell Boath  
Solicitors on  
01382 202060

**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](http://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.