



CB

19 MARYTON, NEWPORT-ON-TAY, DD6 8BW
OFFERS OVER £130,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

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MEMBER

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**Accommodation Comprises: Entrance Hall, Lounge, Breakfasting
Kitchen, Two Bedrooms, Bathroom.
External: Communal Garden & Parking Space.**

This is a well-presented FIRST FLOOR TWO BEDROOM APARTMENT which is situated in the sought-after area of Newport-on-Tay. The property is close to all local amenities including shops, school, restaurants, cafes and a main bus route to Dundee City Centre. Benefits include gas central heating and double glazing. The property is tastefully decorated throughout and enjoys panoramic views of the River Tay. All floor coverings and window blinds are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

A hard wood door gives access to the entrance hall. There is a built-in cupboard housing the electric. Laminate flooring. Radiator.

LOUNGE: -

Approximately 15'8" x 12'3". The lounge is accessed by a glazed door from the hallway. There are two double glazed windows offering panoramic views of the River Tay. Wall lights. Laminate flooring. Radiator.

BREAKFASTING KITCHEN: -

Approximately 17'10" x 7'2". The kitchen is accessed by a glazed door from the lounge and has a range of base and wall mounted storage cupboards having contrasting work surfaces and tiled splashback. The polycarbonate sink has plumbing connections for a washing machine. There is a double-glazed window offering pleasant outlook to the side of the property. There is a breakfast bar area. Vinyl flooring. Radiator.

BEDROOM 1: -

Approximately 13'9" x 9'8". This is a good size bedroom with built-in wardrobes offering ample hanging and shelving space. There are double glazed windows offering pleasant outlook towards the side of the property. Laminate flooring. Radiator.

BEDROOM 2: -

Approximately 13'9" x 9'6". This is another good size bedroom with built-in wardrobes offering ample hanging and shelving space. There are double glazed windows offering pleasant outlook towards the side of the property. Carpet. Radiator.



BATHROOM: -

The bathroom comprises W.C., wash hand basin and bath with electric 'Triton' shower above. Tiled splashback. There is a double-glazed window offering a good deal of natural light. Laminate flooring. Radiator.

EXTERNAL:

There are well kept mutual garden grounds to the front, side and rear of the property. There is also a laundry room with private access. Off street residents parking.





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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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.

