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101 ARBROATH ROAD, DUNDEE, DD4 6HW
FIXED PRICE: £135,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

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MEMBER

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www.campbellboath.com

**Accommodation Comprises: Entrance Hall, Lounge, Dining Room,
Kitchen, Two Bedrooms, Bathroom and Large Basement.**

External: Mutual Rear Garden.

This spacious TWO BEDROOM MAIN DOOR GROUND FLOOR APARTMENT is located in a popular residential area across from Baxter Park. The property is tastefully decorated through and is close to all local amenities including shops, schools and bus. Benefits include double glazing, gas central heating and a large basement. All floor coverings and blinds are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

A UPVC door gives access to the entrance vestibule. Glazed door to hallway. Large built-in storage cupboard. Carpet. Radiator.

LOUNGE: -

Approximately 18'7" x 13'9". This is a good-sized room with large bay style double glazed windows offering a pleasant outlook to the front of the property. Fitted Venetian blinds. The room is tastefully decorated and is enhanced by ceiling corning and centre rose. Carpet. Radiator.

DINING ROOM: -

Approximately 17'1" x 11'8". This is a good-sized room with double glazed window offering pleasant outlook towards the rear garden. Fitted roller blind. Display alcove. Glazed door to kitchen. Laminate flooring. Radiator.

REAR HALL: -

The rear hall has a staircase leading to the basement. Glazed door giving access to the rear garden.

KITCHEN: -

Approximately 10'7" x 8'8". The kitchen has a range of base and wall mounted storage cupboards having contrasting work surfaces and attractive splashbacks. The stainless-steel sink has plumbing connections for a washing machine. Integrated appliances include a gas hob with electric oven below and stainless-steel extractor hood above. There is a double-glazed window offering pleasant outlook towards the rear garden. Attractive downlights. Tiled floor.

BEDROOM 1: -

Approximately 12'10" x 10'5". This is a good-sized bedroom with double-glazed window offering pleasant outlook towards the front of the property. Fitted Venetian blinds. Carpet. Radiator.

BEDROOM 2: -

Approximately 12'11" x 9'4". This is another good-sized bedroom with a double-glazed window offering pleasant outlook towards the rear of the property. Fitted roller blind. Carpet. Radiator.



BATHROOM: -

The bathroom comprises a w.c., wash hand basin and a bath with a thermostatic shower above. Attractive tiled splashback. There is a double-glazed window offering a good deal of natural light. Floor tiles. Radiator.

EXTERNAL: -

There is a mutual garden to the rear of the property which has an area of grass with border shrubs and bushes.



FLOOR PLAN: -

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



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.