



CB

**FLAT 10, 341 CLEPINGTON ROAD, DUNDEE, DD3 8BA
OFFERS OVER: £60,000**

**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, Dining Kitchen, Bedroom, Bathroom.
External: Mutual Rear Garden.

This well presented ONE BEDROOM TOP FLOOR APARTMENT is located in a popular residential area close to all local amenities including shops, schools and bus. Benefits include double glazing, gas central heating and security door entry system. All floor coverings and blinds are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

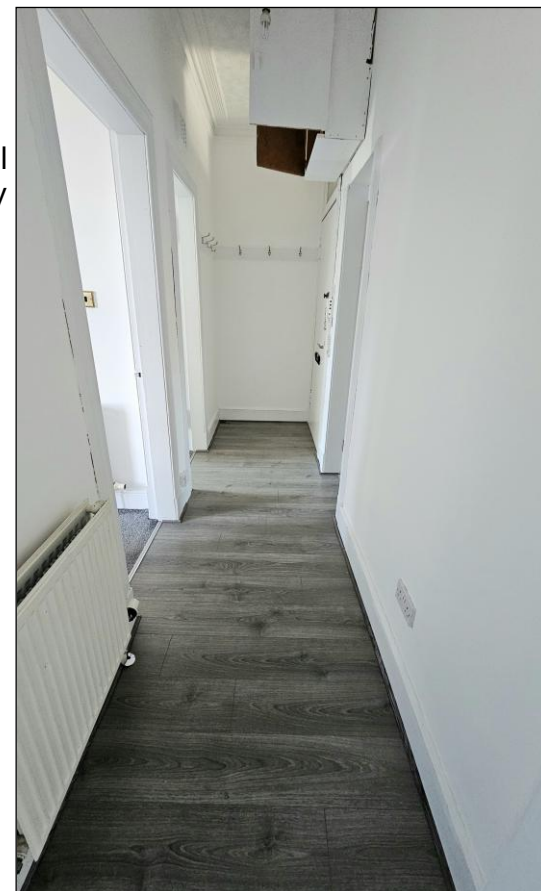
A hardwood door gives access to the entrance hall. Laminate flooring. Radiator.

LOUNGE: -

Approximately 15'6" x 12'12". This is a good-sized room with double glazed windows offering a pleasant outlook to the front of the property. The room is tastefully decorated and is enhanced by ceiling cornicing. Carpet. Radiator.

DINING KITCHEN: -

Approximately 15'7" x 10'12". The kitchen has a range of base and wall mounted storage cupboards having contrasting work surfaces and tiled splashbacks. The stainless-steel sink has plumbing connections for a washing machine. Integrated appliances include a ceramic hob with electric oven below and stainless-steel extractor hood above. There is a double-glazed window offering pleasant outlook towards the rear garden. There is ample space for a dining table and chairs. Laminate flooring. Radiator.



BEDROOM: -

Approximately 15'4" x 10'8". This is a good-sized bedroom with double-glazed window offering pleasant outlook towards the front of the property. Carpet. Radiator.

BATHROOM: -

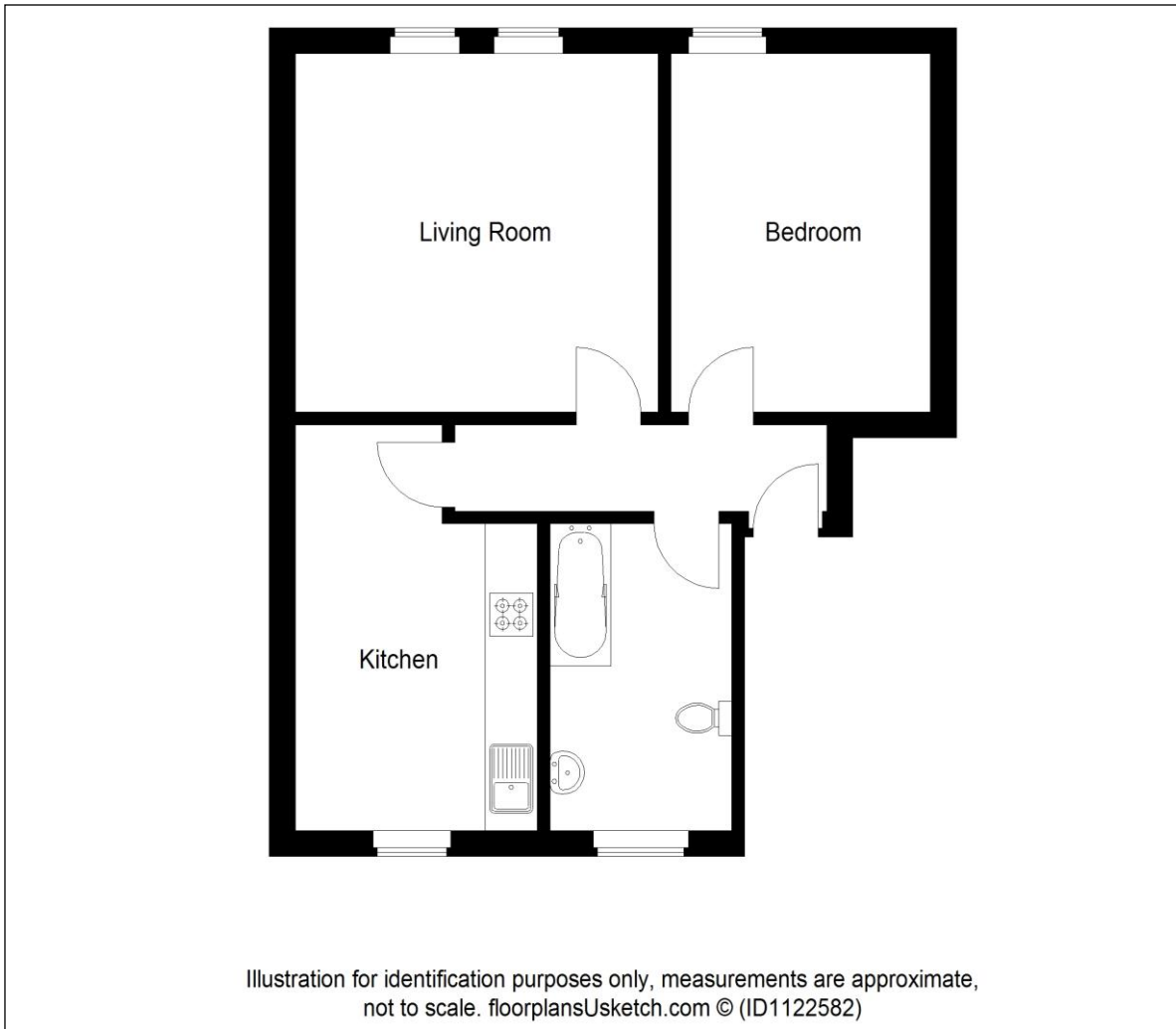
The bathroom comprises a w.c., wash hand basin and a bath with a thermostatic shower above. Attractive tiled splashback. There is a double-glazed window offering a good deal of natural light. Venetian blind. Laminate flooring. Towel radiator.

EXTERNAL: -

There is a mutual drying green to the rear of the property.



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

CB

For more details regarding this property and many other properties visit our website at www.campbellboath.com or telephone our office on 01382 202060.

**CAMPBELL
BOATH**

Solicitors & Estate Agents

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.