



**CB**

**220 STRATHMORE STREET, BARNHILL, DD5 2PB**  
**OFFERS OVER: £105,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER



**Accommodation Comprises: Entrance Hall, Lounge, Kitchen,  
Two Bedrooms, Bathroom. External: Store/Cellar, Communal  
Laundry Room & Communal Drying Green.**

This well presented TWO BEDROOM TOP FLOOR APARTMENT is situated in a much sought-after Barnhill next to Broughty Ferry. The property offers excellent spacious accommodation and is close to all local amenities including Schools, Shops and a main bus route. Benefits include double glazing. There is communal clothes drying room which is located on the first floor and a store/cellar located on the ground floor of the building. All floor coverings, blinds and curtains are included in the sale. Early internal viewing is highly recommended.

**ENTRANCE HALL: -**

The communal close is well maintained. There is a hardwood door giving access to the properties entrance hall. There is a hatch giving access to the attic space. There is a built-in utility cupboard. Carpet.

**LOUNGE: -**

Approximately 15'3" x 12'2". French glazed doors give access to the well-presented, spacious lounge. There is a double-glazed window offering bright pleasant views to the rear. Fitted venetian blinds. Carpet.

**KITCHEN: -**

Approximately 11'3" x 7'2". The kitchen is accessed from the lounge and has a range of base and wall mounted storage cupboards having contrasting work surfaces and tiled splashback. There is an electric cooker point. There is a polycarbonate sink. The double-glazed window offers pleasant outlook towards the rear. Wall and floor tiling. Large walk-in shelved storage cupboard.

**BEDROOM ONE: -**

Approximately 14'6" x 9'7". This is a good-sized bedroom with double glazed window offering pleasant views towards the front. Fitted Venetian blinds. Built-in wardrobe offering ample hanging and shelving space. Carpet.

**BEDROOM TWO/DINING ROOM: -**

Approximately 14'6" x 9'7". Another good-sized bedroom with double glazed window offering pleasant views towards the front. Fitted Venetian blinds. Built-in wardrobe offering ample hanging and shelving space. Carpet.





**BATHROOM: -**

The bathroom has a three-piece suite comprising W.C., wash hand basin and bath with an electric shower above. Wall and floor tiles. Vanity mirror. Folding shower screen. A double-glazed window offers a good deal of natural light.



**EXTERNAL: -**

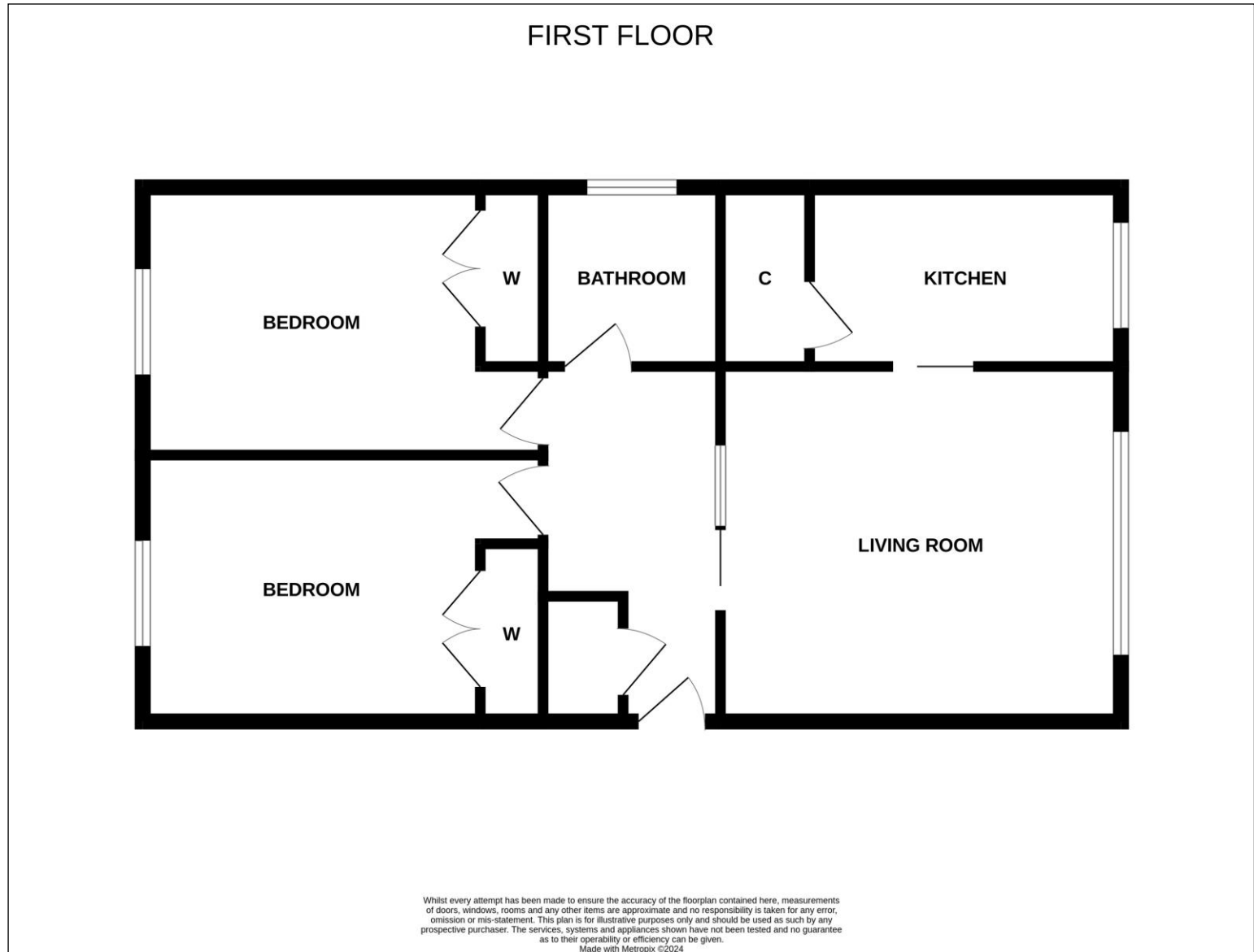
There is a communal garden to front and rear. There is a store/cellar located on the ground floor of the building. There is also a communal laundry room located on the first floor of the building. There is a carpark to the rear of the building offering off street parking.



**Owner:** Clients of Campbell Boath  
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or  
**Email:** [property@campbellboath.com](mailto:property@campbellboath.com)  
**Office Opening Hours:**  
Monday - Friday 9am - 5pm



FLOOR PLAN: -



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.