



**CB**

**9C LAWTON TERRACE, DUNDEE, DD3 6TA**  
**OFFERS OVER: £80,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER

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

## **Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Two Bedrooms & Bathroom Room.**

**External: Communal Drying Green to the Rear.**

This spacious TWO BEDROOM FIRST FLOOR APARTMENT is situated in a popular residential area. The property is close to all local amenities including shops, primary and secondary schools and a main bus route. Benefits include double glazing, gas central heating and security entry phone system.

### ENTRANCE: -

A hardwood door gives access to the entrance hall. Security entry phone. Carpet. Radiator.

### LOUNGE: -

Approximately 14'10" x 12'5". The lounge is spacious and has a double-glazed window offering outlook towards the front of the property. Carpet. Radiator.

### KITCHEN: -

Approximately 13'7" x 7'11". The kitchen which has a range of base and wall mounted storage cupboards with contrasting work surfaces. The stainless-steel sink has plumbing connections for a washing machine. There is a double-glazed window offering outlook towards the rear of the property. Electric hob and oven with extractor hood above. Vinyl flooring. Radiator.

### BEDROOM 1: -

Approximately 13'3" x 12'10". This is a good-sized bedroom with double glazed windows offering outlook towards the front of the property. Carpet. Radiator.

### BEDROOM 2: -

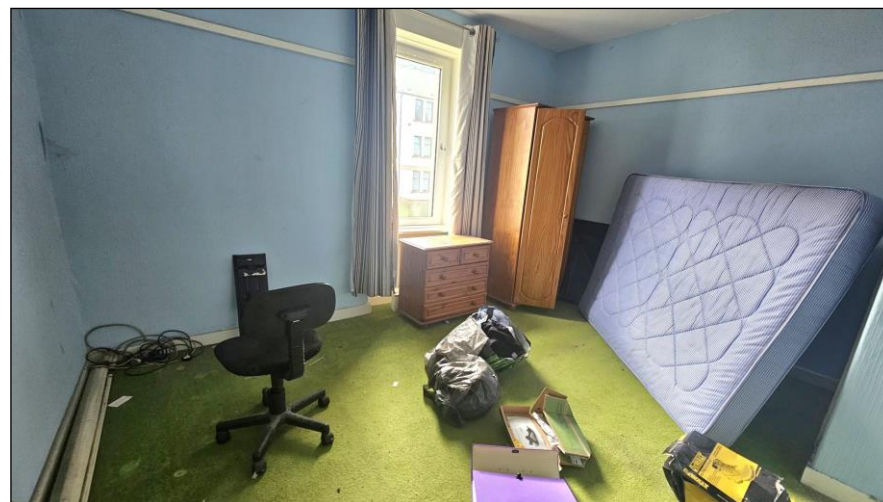
Approximately 10'7" x 10'1". This is another good-sized bedroom with a double-glazed window offering outlook towards the rear. Carpet. Radiator.

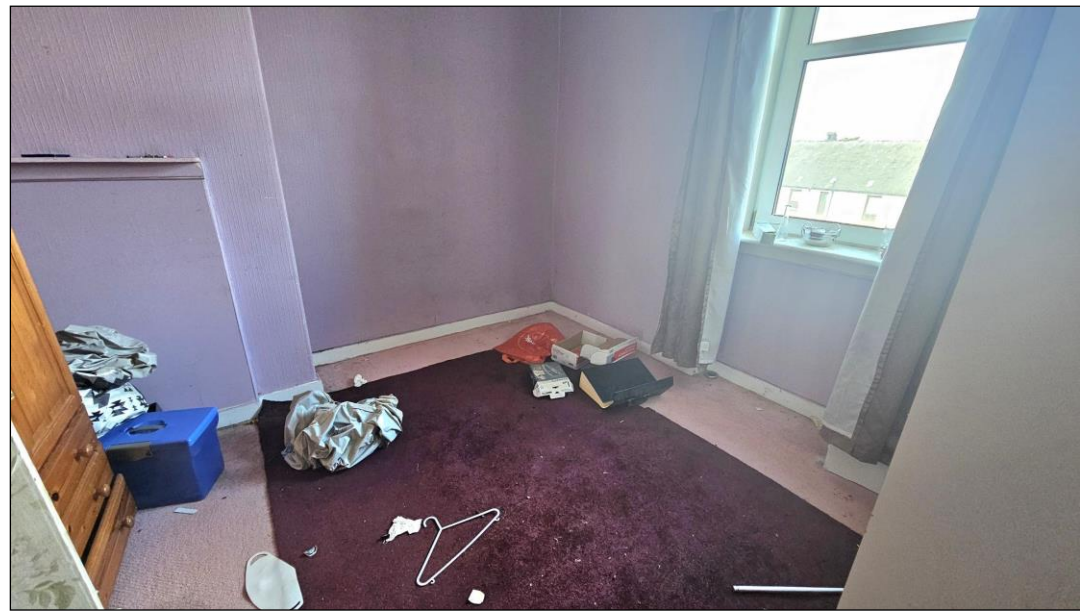
### BATHROOM: -

Comprising W.C., wash hand basin and bath with tiled splashback. Radiator.

### EXTERNAL: -

There is a communal drying green to the rear.





**Owner:** Clients of Campbell Boath

**Viewing:** Telephone Campbell Boath Solicitors on  
01382 202060

or **Email:** [property@campbellboath.com](mailto:property@campbellboath.com)

**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.