



CB

30C HIGHFIELD PLACE, BIRKHILL, DD2 5PZ
OFFERS OVER: £90,000

**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, Kitchen, Bedroom & Bathroom. External: Garden to Rear.

This well-presented UPPER FLOOR ONE BEDROOM APARTMENT is situated in a popular village of Birkhill. The property is close to all local amenities within the village including shops, restaurant, petrol station, nursery, primary school and a main bus route. Benefits include double glazing. The property would make an ideal first time buy or appeal to investors. Early internal viewing is highly recommended.

ENTRANCE: -

A hardwood door gives access to the entrance hall which has a laminate flooring. There is a built-in shelved linen cupboard offering excellent storage.

LOUNGE: -

Approximately 12'3" x 11'10". The lounge is spacious and has a double-glazed window offering outlook towards the rear of the property. Fitted roller blind. Ceiling downlights. Carpet. Electric wall heater.

KITCHEN: -

Approximately 9'2" x 8'6". The kitchen has a range of base and wall mounted storage cupboards with tiled splashback. The stainless-steel sink has plumbing connections for a washing machine. There is a glazed window offering outlook towards the front of the property. Ceiling downlights. Vinyl flooring.

BEDROOM: -

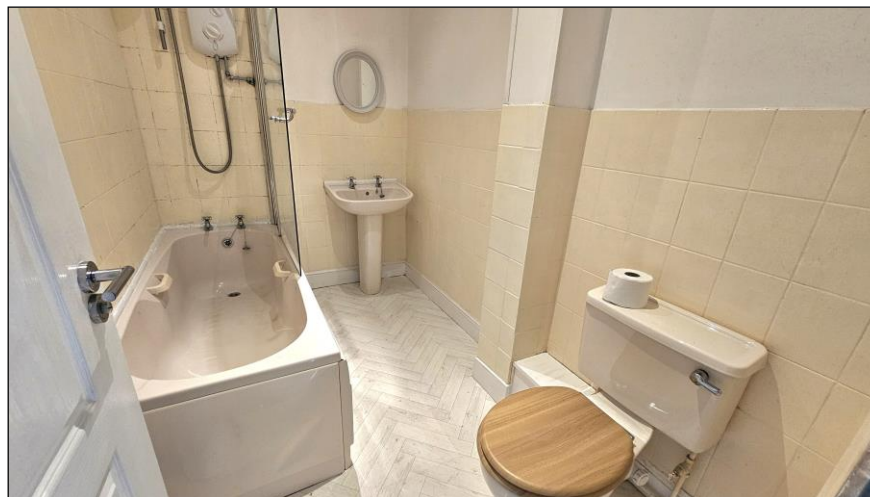
Approximately 13'2" x 9'11". This is a good-sized bedroom with glazed windows offering outlook towards the front of the property. There is a shelved display alcove. Electric wall heater. Carpet.

BATHROOM: -

Comprising W.C., wash hand basin and bath with electric 'Mira' shower above. Tiled splashback. Vinyl flooring.

EXTERNAL: -

There is a private area of garden to the rear along with a communal drying green. Garden shed.



Owner:

Clients of Campbell Boath

Viewing:

Contact Campbell Boath
Solicitors on 01382 202060
or

Email:

property@campbellboath.com

Office Opening Hours:
Monday - Friday 9am - 5pm



FLOOR PLAN: -

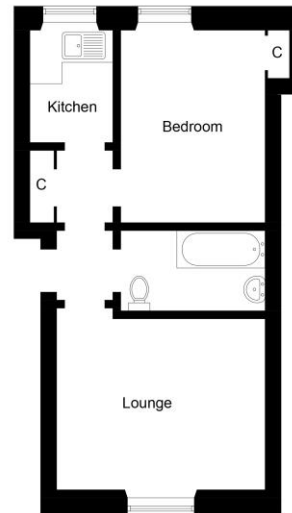


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1146615)



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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.