



CB

28 IVANHOE PLACE, DUNDEE, DD4 6LQ
OFFERS OVER: £125,000

**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, Two Bedrooms, Shower Room.

External: Communal Drying Green and Private Area of Garden.

This spacious MAIN DOOR TWO BEDROOM APARTMENT, is situated in a popular residential area close to all local amenities including shops, schools and bus. The property benefits from double glazing and gas central heating. All floor coverings and window blinds where fitted are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

The property is accessed by a hardwood door into a vestibule. There is a glazed door into the hallway. Carpet. Radiator.

LOUNGE: -

Approximately 20'1" x 11'5". This spacious room has a double-glazed bay style window offering pleasant outlook to the front of the property. Fitted vertical blinds. Built-in shelved storage cupboard. Radiator.

KITCHEN: -

Approximately 10'5" X 9'9". The kitchen has a range of base and wall mounted storage units with contrasting worktops and attractive tiled splashback. There is a double-glazed window offering outlook towards the rear of the property. Fitted vertical blinds. The polycarbonate sink has plumbing connections for a washing machine. Tiled splashback. Integrated appliances include a gas hob and electric oven. Tiled floor.

BEDROOM 1: -

Approximately 13'5" x 12'10". This is a good-sized double bedroom with double-glazed window offering pleasant outlook towards the front garden. Fitted vertical blinds. Built-in storage cupboard offering ample storage. Carpet. Radiator.

BEDROOM 2: -

Approximately 12'5" x 11'1". This is another good-sized bedroom with double-glazed window offering pleasant outlook towards the rear of the property. Fitted vertical blinds. There is a built-in storage cupboard offering ample storage. Carpet. Radiator.

SHOWER ROOM: -

The shower room comprises w.c., wash hand basin and shower enclosure with an electric 'Mira' shower. Wet wall splashback. A double-glazed window offers a good deal of natural light. Vinyl flooring. Radiator.



EXTERNAL: -

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



Owner: Clients of Campbell Boath
Viewing: Telephone Campbell Boath Solicitors on 01382 202060
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.