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24E SANDEMAN STREET, DUNDEE, DD3 7NN
OFFERS OVER : £85,000

**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, Bathroom. External: Communal Drying Green.

This well-presented TOP FLOOR TWO BEDROOM APARMENT, is situated in a popular residential area. The property is close to all local amenities including shops, schools and is on a main bus route. The property is tastefully decorated throughout and benefits from double glazing and security entry system. Early internal viewing is highly recommended.

ENTRANCE: -

The property is accessed by a well-maintained communal stairway. The hardwood door gives access into the entrance hall. Security entry phone. Electric wall heater. Carpet.

LOUNGE: -

Approximately 14'5" x 12'1". This spacious room is tastefully decorated and has two double glazed windows offering pleasant outlook to the front of the property. There is a display alcove and wall lights. Carpet. Electric wall heater.

KITCHEN: -

10'4" X 7'9". The kitchen has a range of base and wall mounted storage units with contrasting worktops. There is a double-glazed window offering pleasant outlook towards the rear of the property. Fitted Venetian blinds. There 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. Vinyl flooring.

BEDROOM 1: -

Approximately 12'2" x 12'9". This good-sized double bedroom with two double-glazed windows offering pleasant outlook towards the front of the property. Carpet. Electric wall heater.

BEDROOM 2: -

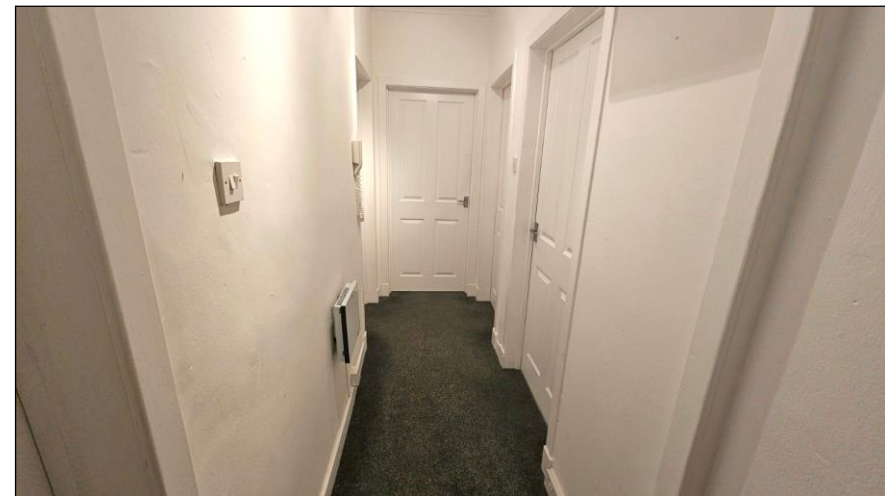
Approximately 14'6" x 10'9". This bedroom is located at the rear of the property and has two double-glazed windows offering pleasant outlook towards the rear garden. Built-in storage cupboard. Carpet. Electric wall heater.

BATHROOM: -

The bathroom comprises w.c., wash hand basin and a bath with a 'Triton' shower above. Wet wall splashback. A double-glazed window offers a good deal of natural light. Vinyl flooring. Electric towel radiator.

EXTERNAL: -

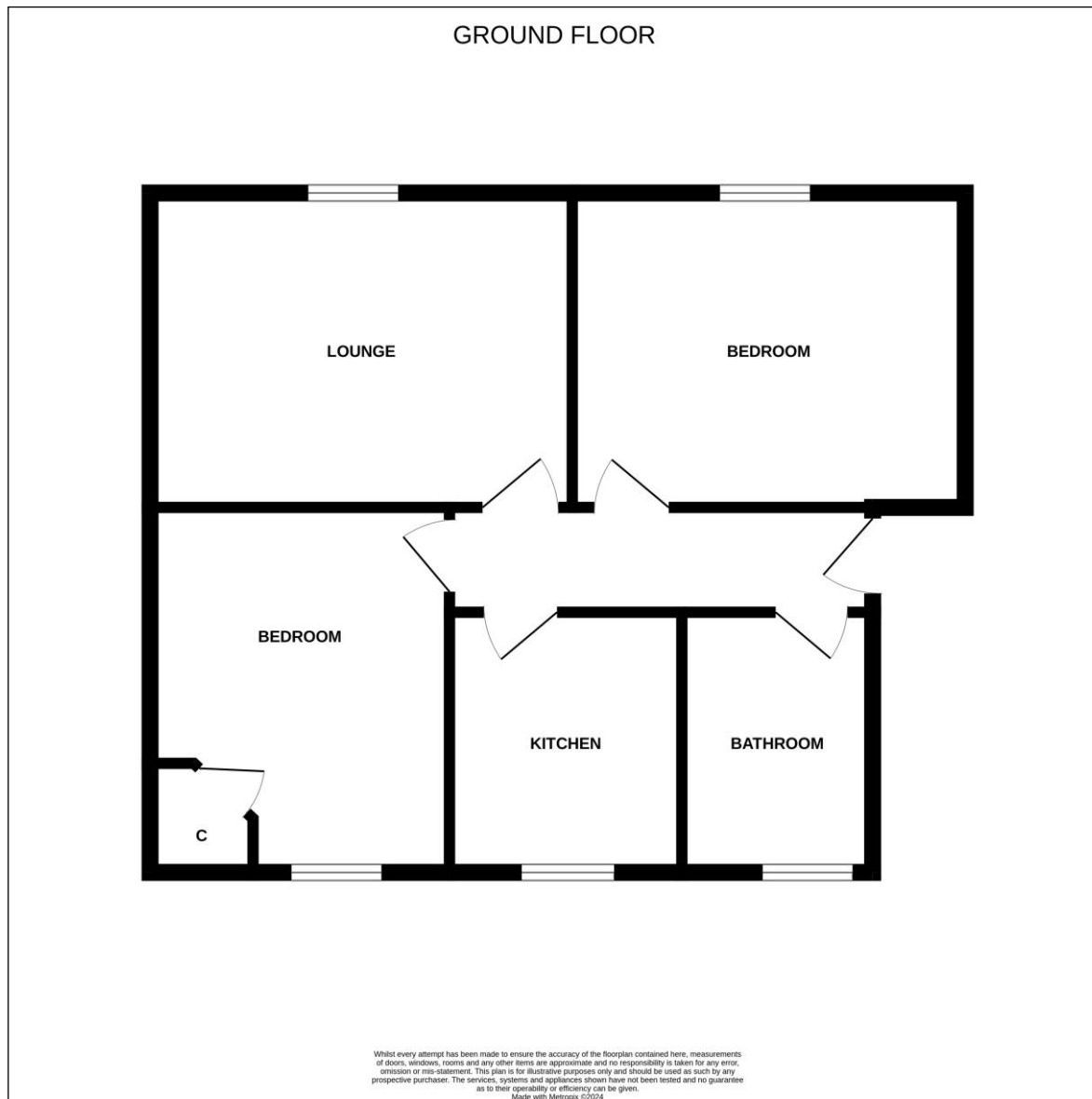
There is a communal drying green to the rear of the property.





Owner: Clients of Campbell Boath
Viewing: Telephone Campbell Boath Solicitors on 01382 202060
Email: property@campbellboath.com
Office Opening Hours: Monday - Friday 9am - 5pm

FLOOR PLAN: -



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

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.