



**CB**

**3 CARMICHAEL STREET, DUNDEE, DD3 6LA**  
**OFFERS OVER: £110,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER

Bank House, 1 Stirling Street, Dundee DD3 6PJ. Telephone: 01382 202060 Email: [property@campbellboath.com](mailto:property@campbellboath.com)

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

**Accommodation Comprises: Entrance Vestibule, Hall, Lounge, Kitchen, Two Bedrooms & Bathroom. External: Shared Rear Garden.**

This spacious MAIN DOOR GROUND FLOOR TWO BEDROOM APARTMENT is situated in a popular residential area. The property is close to all local amenities including shops, primary and secondary schools, Ninewells Hospital and a main bus route. Benefits include gas central heating and double glazing. The property would make an ideal first time buy or appeal to investors. Early internal viewing is highly recommended.

**ENTRANCE: -**

A UPVC door give access to the vestibule. Laminate flooring. Glazed door gives access to the entrance hall. There is a large utility cupboard offering excellent storage. Carpet. Radiator.

**LOUNGE: -**

Approximately 26'0" x 12'5". The lounge is spacious and has a large double glazed bay window offering outlook towards the garden. Carpet. Radiator.

**KITCHEN: -**

Approximately 10'7" x 10'3". The kitchen 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. Tiled splashback. There are two double glazed windows offering outlook towards the front of the property. Fitted roller blinds. Integrated appliances include a gas hob, electric oven with stainless steel hood above. Tiled floor. Radiator.

**BEDROOM 1: -**

Approximately 12'8" x 10'9". This is a good-sized double bedroom with double glazed window offering outlook towards the front of the property. Built-in storage cupboard. Fitten Venetian blind. Carpet. Radiator.

**BEDROOM 2: -**

Approximately 14'0" x 12'4". This is another good-sized bedroom with a glazed window offering pleasant outlook towards the rear garden. Built-in storage cupboard. Carpet. Radiator.

**BATHROOM: -**

Comprising W.C., wash hand basin and bath with electric 'Mira' shower above. Tiled splashback. Double glazed window offering a good deal of natural light. Vanity wall mirror. Radiator.



**EXTERNAL: -**

There is a communal garden to the rear with a private area that belongs to the property. Garden shed.

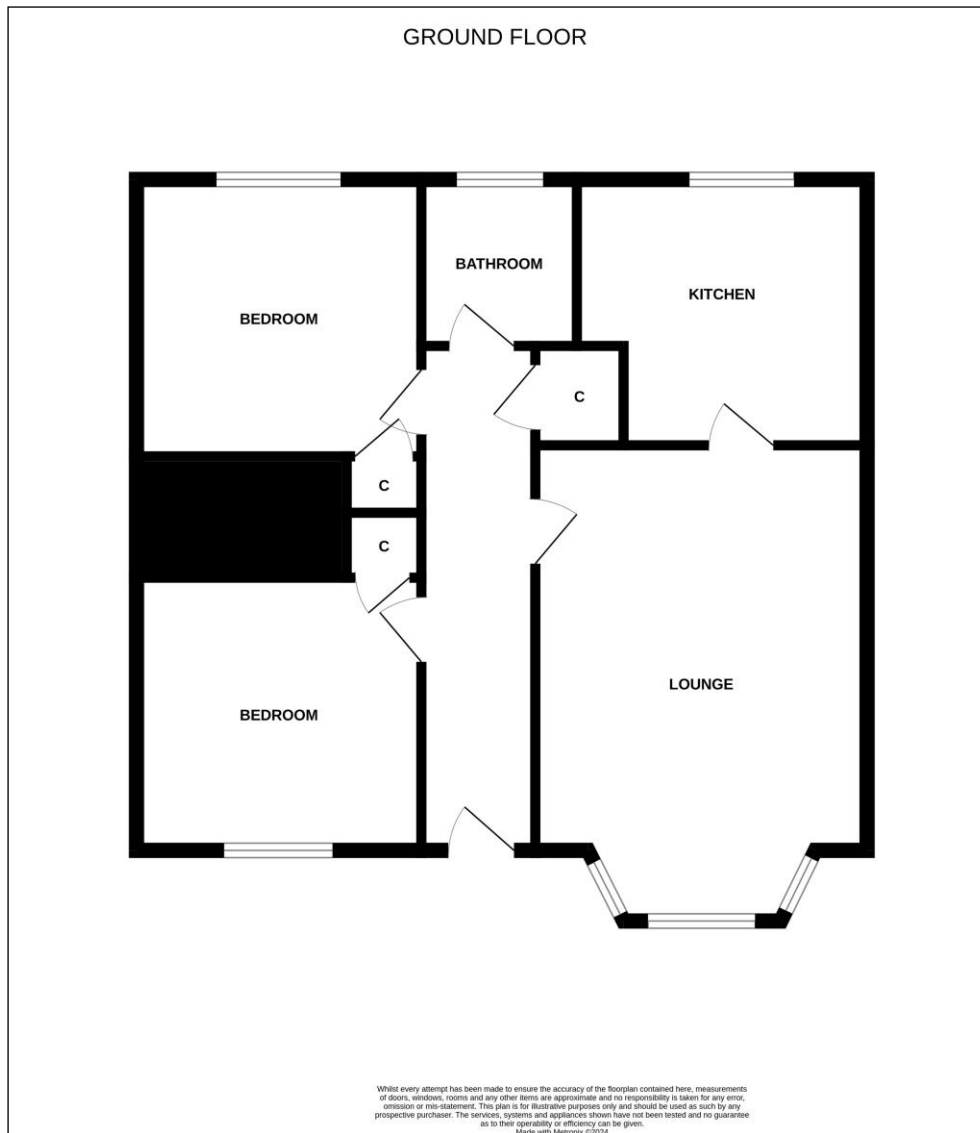


**Owner:** Clients of Campbell Boath

**Viewing:** Telephone Campbell Boath Solicitors on 01382 202060  
or **Email:** [property@campbellboath.com](mailto:property@campbellboath.com)

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

FLOOR PLAN: -



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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.

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