



**CB**

**G/R 57B RANKINE STREET, DUNDEE, DD3 6DY**  
**OFFERS OVER: £65,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER

**Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Bedroom, Shower Room. External: Communal Garden.**

This ONE BEDROOM GROUND FLOOR APARTMENT is located in a popular residential area close to all local amenities including shops, schools and bus. Benefits include double glazing, gas central heating and security door entry system. All floor coverings and blinds are included in the sale. Early internal viewing is highly recommended.

**ENTRANCE:** -

A UPVC door gives access to the entrance hall. Built-in shelved storage cupboard, utility cupboard, wardrobe and walk-in storage cupboard. Security entry phone. Laminate flooring.

**LOUNGE:** -

Approximately 15'7" x 10'0". This is a good-sized room with double glazed windows offering a pleasant outlook to the front of the property. Laminate flooring. Radiator.

**KITCHEN:** -

Approximately 10'0" x 8'0". The kitchen has a range of base and wall mounted storage cupboards having contrasting work surfaces and tiled splashbacks. The stainless-steel sink has plumbing connections for a washing machine. Integrated appliances include a ceramic hob with electric oven below. There is a double-glazed window offering pleasant outlook towards the rear garden. Fitted vertical blinds. Tiled flooring. Radiator.

**BEDROOM:** -

Approximately 11'5" x 9'5". This is a good-sized bedroom with double-glazed window offering pleasant outlook towards the rear of the property. Fitted vertical blinds. Built-in wardrobes offering ample hanging and shelving with mirror sliding doors. Laminate flooring. Radiator.

**SHOWER ROOM:** -

The shower room comprises a w.c., wash hand basin and a shower enclosure with an electric 'Triton' shower. Wet wall splashback. Double-glazed window offering a good deal of natural light. Fitted vertical blind. Radiator.

**EXTERNAL:** -

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



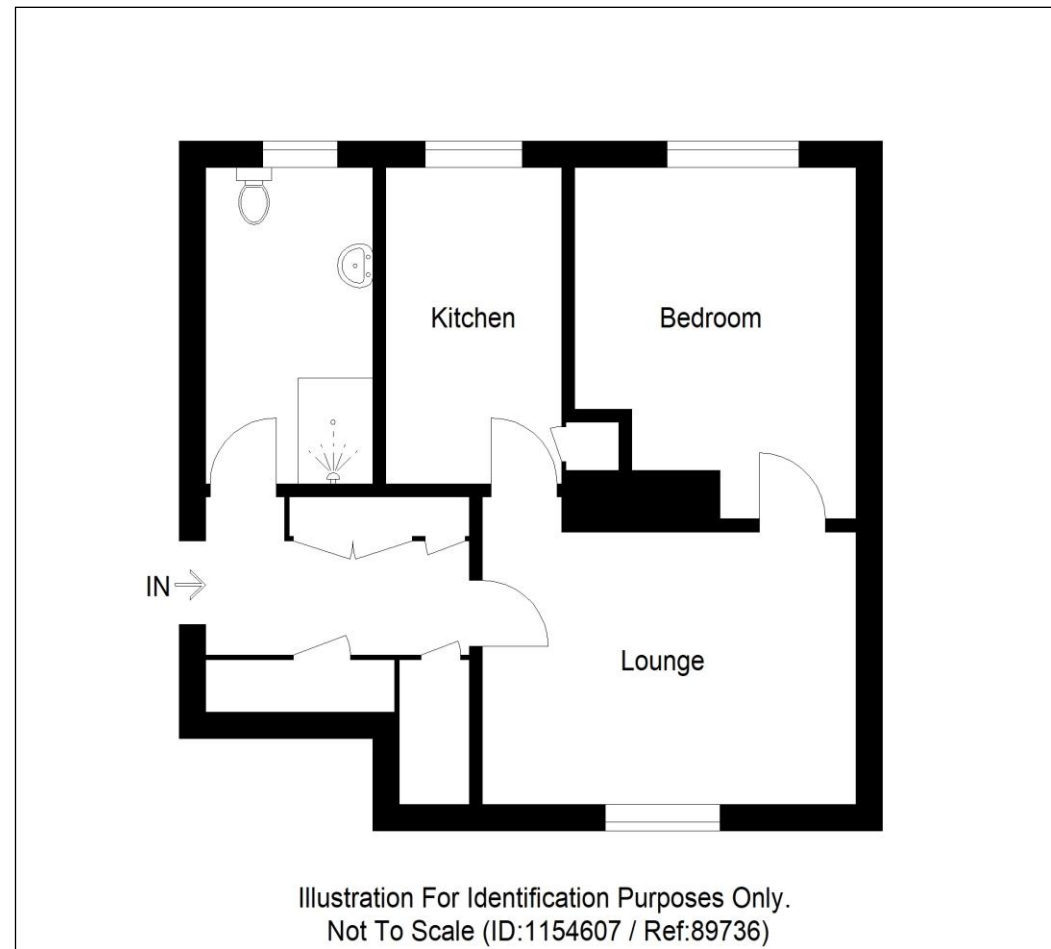


Illustration For Identification Purposes Only.  
Not To Scale (ID:1154607 / Ref:89736)

**Owner:** Clients of Campbell Boath

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

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