



CB

5 ST MATTHEWS LANE, DUNDEE, DD4 6BH
OFFERS OVER: £52,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Shower Room. External: Private Garden.

This MAIN DOOR ONE BEDROOM APARTMENT is situated in a much sought after residential area. The property requires upgrading and would appeal to an investor or someone looking for a property to update. The property is within close proximity to the City Centre along with all local amenities including schools, shops and a main bus route. Benefits include gas central heating. Early internal viewing is highly recommended.

ENTRANCE: -

A hard wood door allows access to the entrance hall. Two large walk-in storage cupboards. Radiator.

LOUNGE: -

Approximately 15'4" x 10'12". The lounge is spacious and has a glazed window offering outlook towards the rear of the property. There are patio doors leading to the garden. Two built-in shelved storage cupboards. Radiator.

DINING ROOM: -

Approximately 10'9" x 9'3". The dining room is open plan to the lounge and has a double-glazed window offering pleasant outlook towards the rear garden. Fitted Venetian blinds. Carpet. Electric wall heater.

KITCHEN: -

Approximately 12'0" x 6'0". 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. There is an electric cooker point. Two glazed windows offering outlook towards the front and garden. Radiator.

BEDROOM 1: -

Approximately 13'0" x 11'7". This is a good-sized bedroom with a glazed window offering outlook towards the rear of the property. There is a built-in storage cupboard. Carpet. Radiator.

SHOWER ROOM: -

This comprises a three-piece suite, w.c., wash hand basin and shower enclosure with electric 'Triton' shower above. There is a glazed window offering a good deal of natural light. Wall and floor tiling. Radiator.

EXTERNAL: -

The is a private garden area accessed from the lounge.



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.