



CB

63G CRESCENT STREET, DUNDEE, DD4 6DT
OFFERS OVER: £70,000

**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, Bedroom & Bathroom. External: Communal Rear Drying Green.

This well-presented TOP FLOOR ONE BEDROOM APARTMENT is situated in a popular residential area close to the city centre. The property has been recently refurbished and is in move in condition. Benefits include electric heating, double glazing and security entry system. The property would make an ideal first time buy or appeal to investors. Early internal viewing is highly recommended.

ENTRANCE: -

A hardwood door give access to the entrance hall. There is a built-in linen cupboard. Security entry phone. Carpet. Electric radiator.

LOUNGE: -

Approximately 13'3" x 11'6". The lounge is spacious and has two double glazed windows offering outlook towards the front of the property. Built-in storage cupboard. Carpet. Electric radiator.

KITCHEN: -

Approximately 12'1" x 4'10". 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. Attractive splashback. The double-glazed window offers a pleasant outlook with views of the River Tay. Fitted Venetian blind. Integrated appliances include a halogen hob, with electric oven below and stainless-steel hood above. Vinyl flooring. Electric wall heater.

BEDROOM 1: -

Approximately 11'4" x 9'5". This is a good-sized double bedroom with built-in wardrobes offering excellent storage. There is a double-glazed window with views towards the River Tay. Fitted Venetian blind. Carpet. Electric 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 'Triton' shower above. Fitted shower screen. Attractive wet wall throughout. Vinyl flooring. Electric wall heater.



EXTERNAL: -
There is a communal garden to the rear.



Owner: Clients of Campbell Boath

Viewing: Telephone Campbell Boath
Solicitors on 01382 202060

or **Email:**
property@campbellboath.com

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



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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.



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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.