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**66A CASTLE STREET, BROUGHTY FERRY,
OFFERS OVER: £ 170,000**

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

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www.campbellboath.com

**Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Bedroom with En-Suite Shower Room, Second Bedroom, Bathroom.
External: Communal Rear Garden**

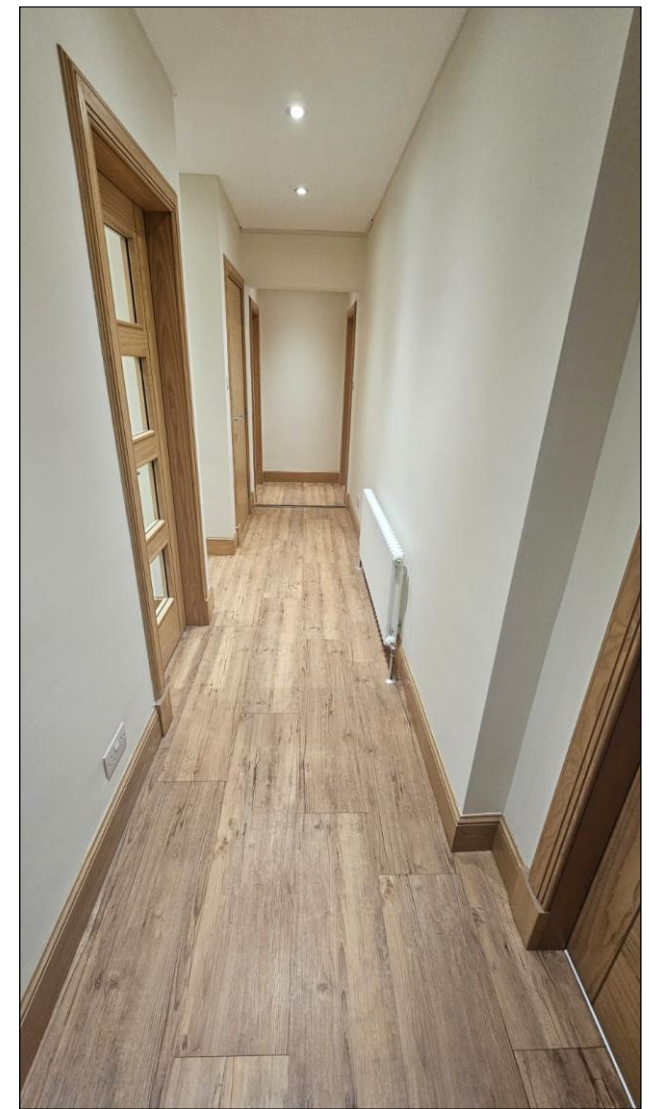
This well presented, spacious TWO BEDROOM GROUND FLOOR APARTMENT is situated in a much sought after residential area of Broughty Ferry. The property has recently been fully refurbished and tastefully decorated throughout which offers excellent move-in accommodation. The property is close to all local amenities including schools, shops and a main bus route. Benefits include high quality fixtures and fittings, gas central heating and double-glazing. All floor coverings are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

A hardwood door gives access the entrance hall. Built-in storage cupboard. Downlights. Laminate flooring. Radiator.

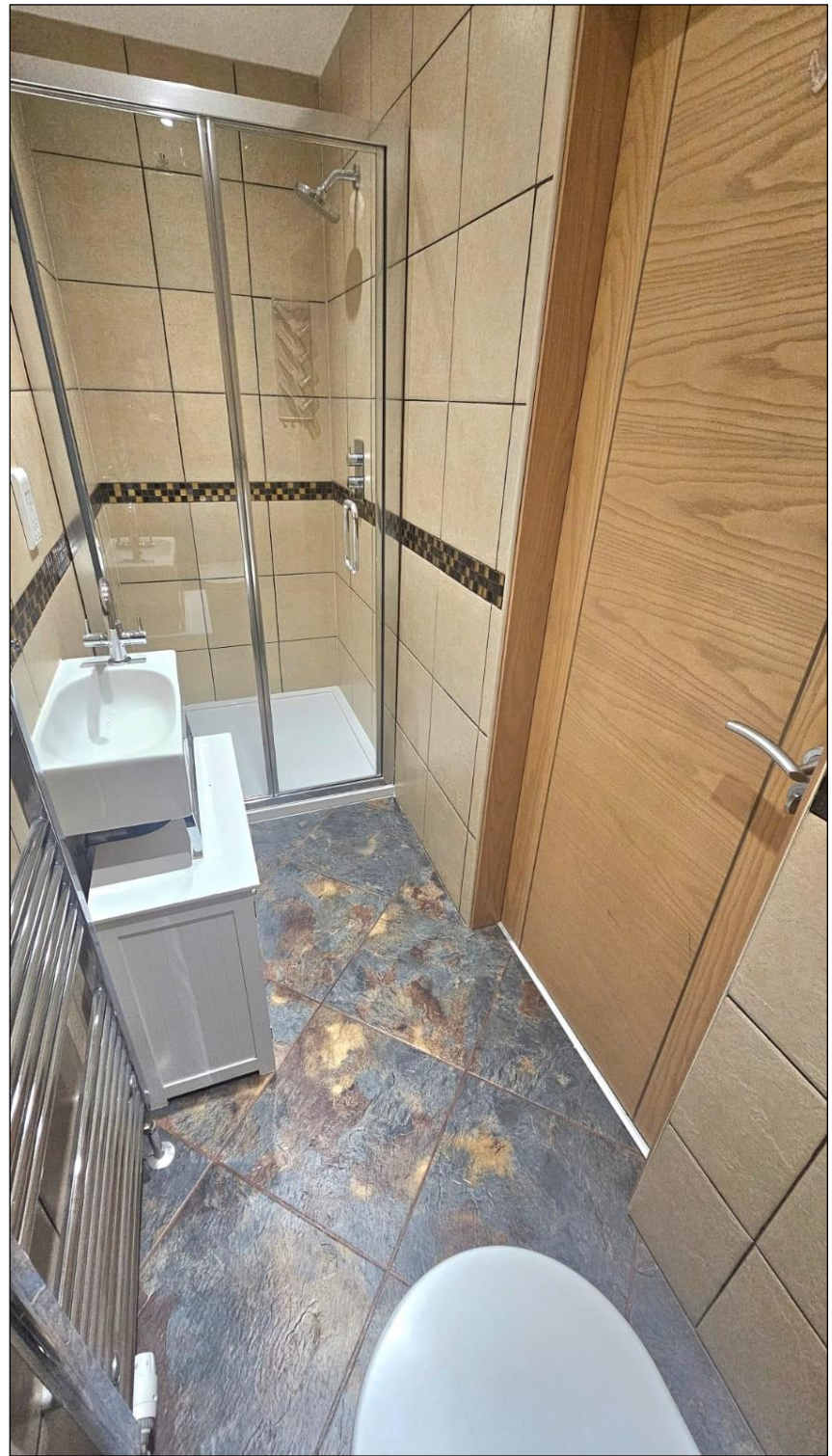
LOUNGE: -

Approximately 15'11" x 13'1". The lounge has a double-glazed window offering a pleasant outlook towards the front of the property. Fitted wooden Venetian blinds. There is a feature fireplace with a gas fire. Plain ceiling cornice and rose. Laminate flooring. Radiator.



KITCHEN: -

Approximately 9'9" x 7'3". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces. Ceramic sink. Integrated appliances include a Range Master gas hob with double oven, stainless steel extractor hood above, fridge, freezer and washing machine. There is a double-glazed window offering pleasant outlook towards the rear garden. Fitted roller blind. Downlights. Vinyl flooring. Radiator.



BEDROOM 1: -

Approximately 14'11" x 13'10". This is a good-sized bedroom with double glazed window offering a pleasant outlook towards the front of the property. Fitted wooden Venetian blinds. Built-in walk-in shelved cupboard. Laminate flooring. Radiator.

EN SUITE SHOWER ROOM: -

The en-suite comprises W.C., wash hand basin and a shower enclosure with thermostatic shower. Shaver point. Attractive tiled splash back. Extractor fan. Towel radiator. Vinyl flooring.

BEDROOM 2: -

Approximately 14'8" x 13'3". This is another good-sized bedroom with double-glazed window offering pleasant outlook towards the rear. Fitted wooden Venetian blinds. Laminate flooring. Radiator.

FAMILY BATHROOM: -

Comprising three-piece suite, W.C., vanity wash hand basin and a bath with thermostatic shower above. Attractive wall tiling splash back. There is a double-glazed window offering a good deal of natural light. Fitted roller blind. Downlights. Extractor fan. Vinyl flooring. Radiator.

EXTERNAL: -

There is a shared garden to the rear and a communal wash house.

INCLUDED IN SALE: -

All floor coverings and window blinds where fitted are included in the sale.



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: -



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1172285)



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.