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**4C BALLANTRAE TERRACE, DUNDEE, DD4 8PR
OFFERS OVER £ 75,000**

**CAMPBELL
BOATH**

Solicitors & Estate Agents

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MEMBER

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

www.campbellboath.com

**Accommodation Comprises: Entrance Hall, Lounge with Veranda,
Kitchen, Two Bedrooms & Shower Room.
External: Communal Garden.**

This spacious FIRST FLOOR TWO BEDROOM APARTMENT is situated in a popular residential area of Douglas. The property is close to all local amenities including shops, primary and secondary schools and a main bus route. Benefits include security entry system, 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 hardwood give access to the entrance hall. There is a security entry phone. Dado rail. Carpet. Radiator.

LOUNGE: -

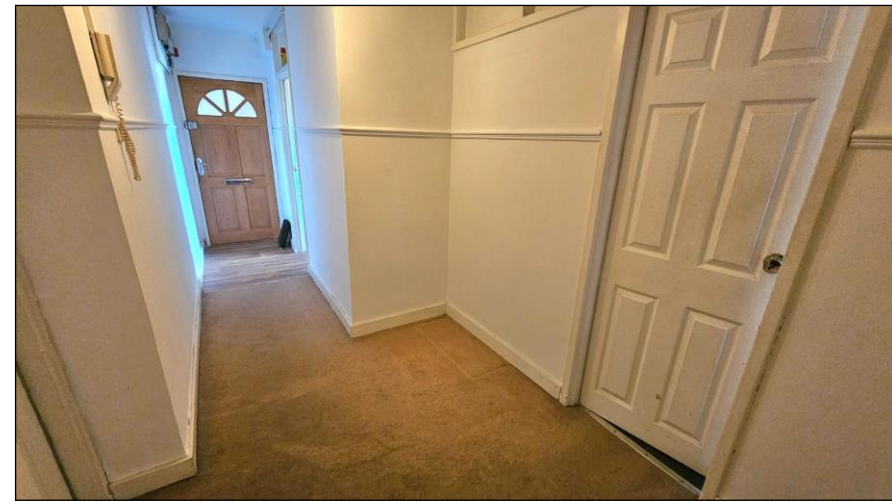
Approximately 15'3" x 12'8". The lounge is spacious and has a large double glazed window offering outlook towards the front of the property. Fitted wooden Venetian blinds. There is a built-in storage cupboard. Dado rail. Laminate flooring. Radiator. Glazed door giving access to the veranda.

KITCHEN: -

Approximately 9'7" x 8'6". 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 is a double-glazed window offering outlook towards the rear of the property. Integrated appliances include a gas hob, electric oven. Parador style ceiling with downlights. Laminate flooring. Radiator.

BEDROOM 1: -

Approximately 12'7" 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. Fitted wooden Venetian blinds. Laminate flooring. Radiator.



BEDROOM 2: -

Approximately 11'9" x 9'5". This is another good-sized bedroom with a glazed window offering pleasant outlook towards the rear garden. Built-in storage cupboard. Laminate flooring. Radiator.



BATHROOM: -

Comprising W.C., vanity wash hand basin with cupboards below and a shower enclosure with electric 'Mira' shower above. Wet wall splashback. There is a double-glazed window offering a good deal of natural light. Fitted Venetian blinds. Parador style ceiling with downlights. Tiled floor. Towel radiator.



EXTERNAL: -

There is a communal garden to the front and rear.

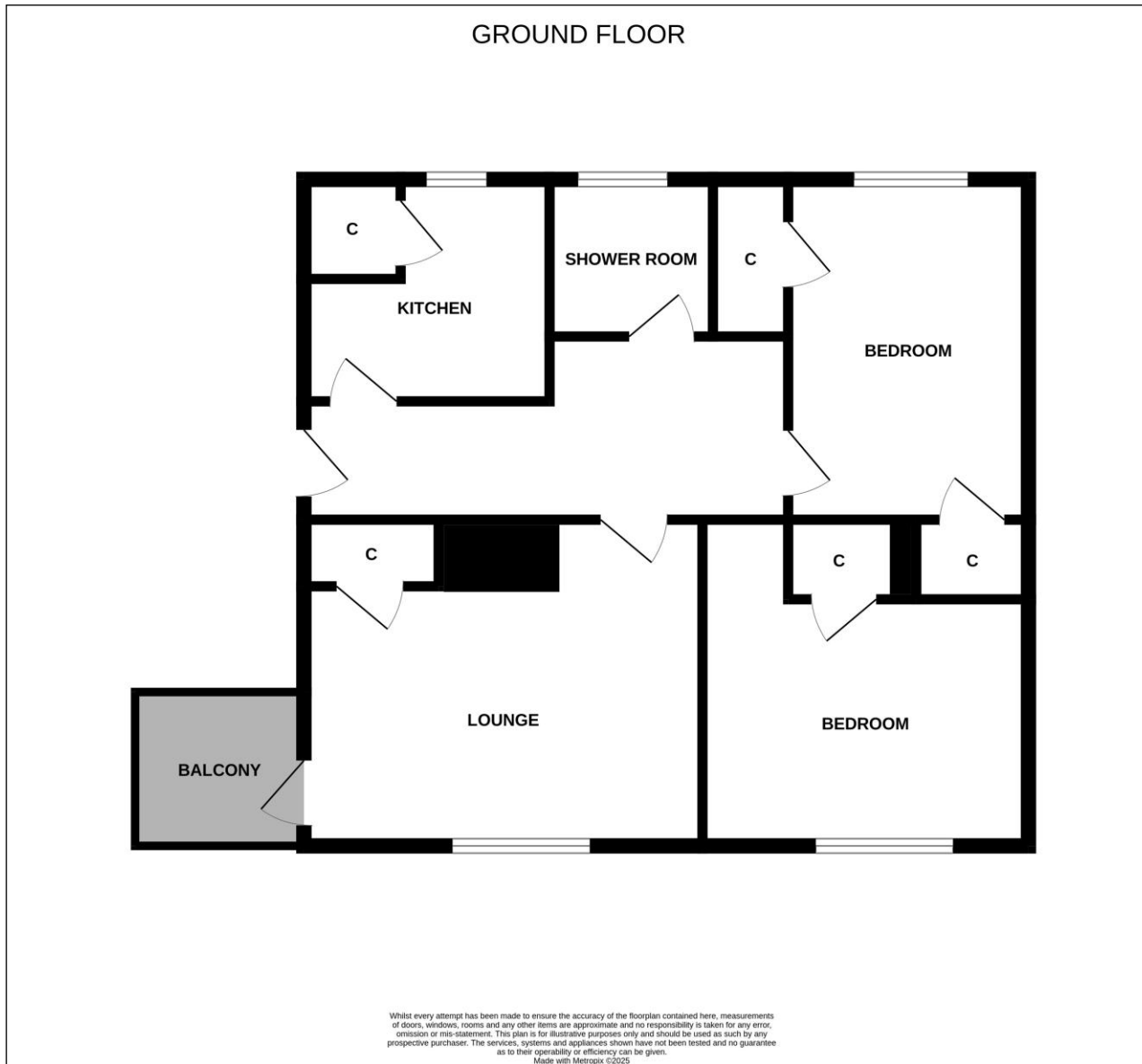


Owner: Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on 01382 202060
or **Email:** property@campbellboath.com

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

FLOOR PLAN: -



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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.