



CB

11 KINNAIRD STREET, DUNDEE  
OFFERS OVER: £ 82,000

CAMPBELL  
BOATH

*Solicitors & Estate Agents*

t<sup>h</sup>spc  
MEMBER

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[www.campbellboath.com](http://www.campbellboath.com)



## **Accommodation Comprises: Entrance Hall, Lounge, Kitchen. Two Bedrooms and Bathroom. External: Communal Drying Green.**

This spacious TWO BEDROOM FIRST FLOOR APARTMENT is situated in a much sought after residential area. The property is close to all local amenities including schools, shops and a main bus route. Benefits include double glazing. All floor coverings are included in the sale. Early internal viewing is highly recommended.

### ENTRANCE: -

A double-glazed door gives access to the entrance hall. Built-in shelved storage cupboard. There is a walk-in storage cupboard with built-in wardrobe with sliding doors offering excellent storage. Wall lights. Laminate flooring.

### LOUNGE: -

Approximately 16'9" x 10'0". The lounge is spacious and accessed from the hall by a glazed door. There is a double-glazed window offering pleasant outlook towards the side of the property. Fitted Venetian blinds. There is a feature fireplace. Laminate flooring. Electric wall heater. Glazed window and door to kitchen.

### KITCHEN: -

Approximately 9'2" x 5'9". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces and tiled splashback. The polycarbonate sink has plumbing connections for a washing machine. There is a double-glazed window offering outlook towards the side of the property. Integrated appliances include a ceramic hob with electric oven below and extractor hood above. Breakfast bar. Vinyl flooring.

### BATHROOM: -

This comprises a three-piece suite, w.c., vanity with hand basin, drawers below and mirror above, and a corner bath with an electric shower above. Tiled splashback. There is a double-glazed window offering a good deal of natural light. Laminate flooring. Electric towel radiator.

### BEDROOM 1: -

Approximately 10'8" x 10'7". This is a good-sized bedroom with a double-glazed window offering outlook towards the side of the property. Built-in wardrobe with attractive mirror sliding doors. Laminate flooring. Electric wall heater.

### BEDROOM 2: -

Approximately 12'10" x 6'2". This bedroom has a double-glazed window offering pleasant outlook towards the side of the property. Fitted Venetian blinds. Two built-in storage cupboards. Laminate flooring. Electric wall heater.





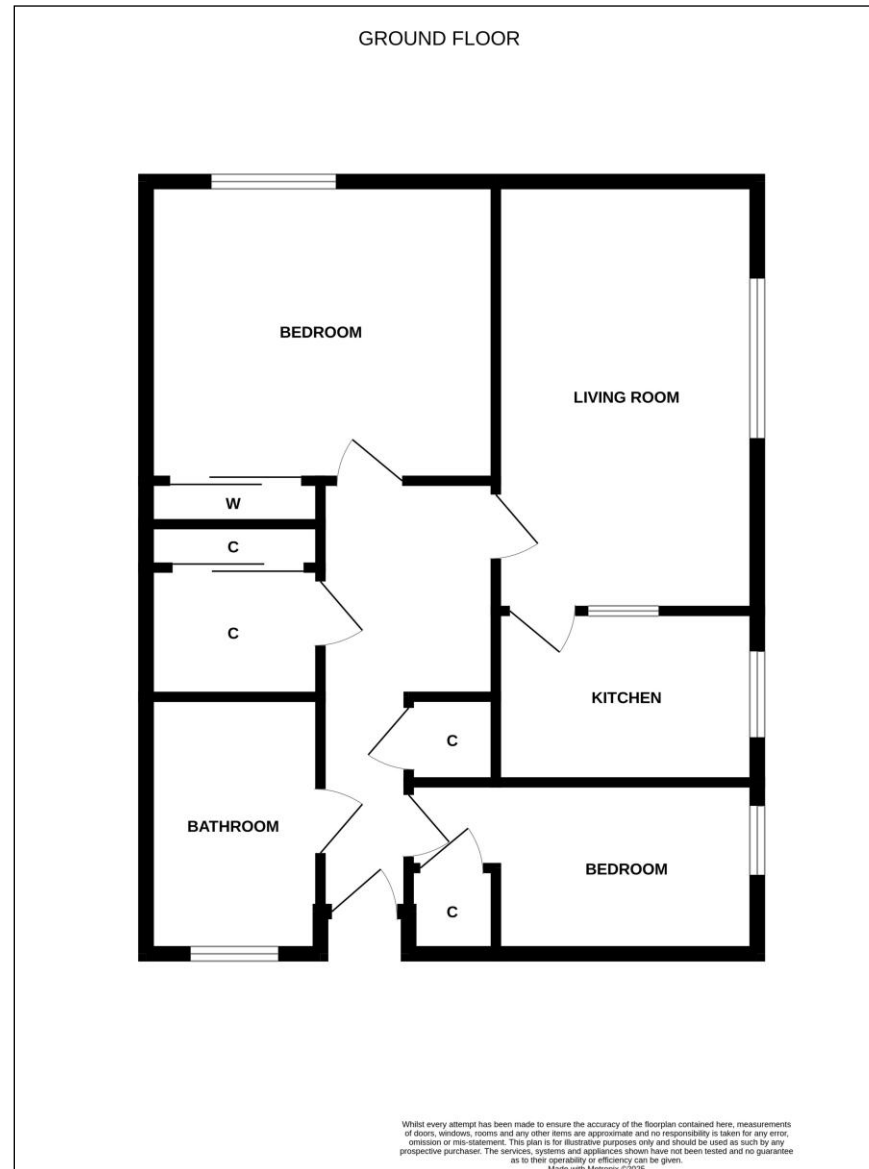
EXTERNAL: -  
The property has a communal drying area.



**Owner:** Clients of Campbell Boath  
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FLOOR PLAN:



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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.