



CB

275 YARROW TERRACE, DUNDEE, DD2 4EA
OFFERS OVER: £65,000

**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 and Shower Room.
External: Communal Drying Green.**

This well presented ONE BEDROOM GROUND FLOOR APARTMENT is situated in the much sought after residential area of Menzieshill. The property is close to all local amenities including schools, shops, Ninewells Hospital and a main bus route. Benefits include double glazing and electric heating. All floor coverings are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

A substantial hard wood door allows access to the entrance hall. There is a walk-in cloak room with hanging and shelving space, offering excellent storage. There is also a built-in utility cupboard and a shelved linen cupboard. Carpet. Electric storage heater.

LOUNGE: -

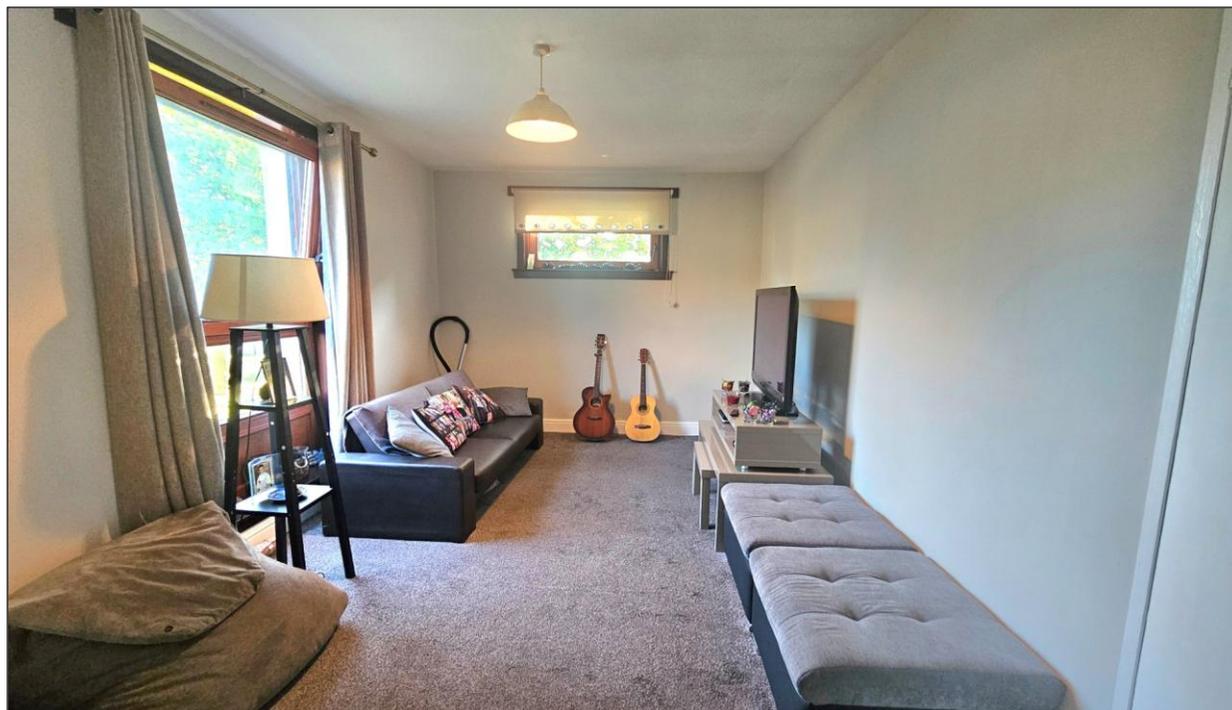
Approximately 15'6" x 10'10". The lounge is spacious and has two double glazed windows offering a good deal of natural light and outlook of the surrounding garden areas. Carpet. Electric storage heater.

KITCHEN: -

Approximately 9'0" x 7'0". 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 a double-glazed window offering pleasant outlook towards the side of the property. Fitted roller blind. There is a halogen hob. Space for other white meter appliances. Vinyl flooring. Electric wall heater

BEDROOM: -

Approximately 12'6" x 11'0". This is a good-sized double bedroom with a double-glazed window offering a bright westerly outlook towards the garden areas. Carpet. Electric wall heater.

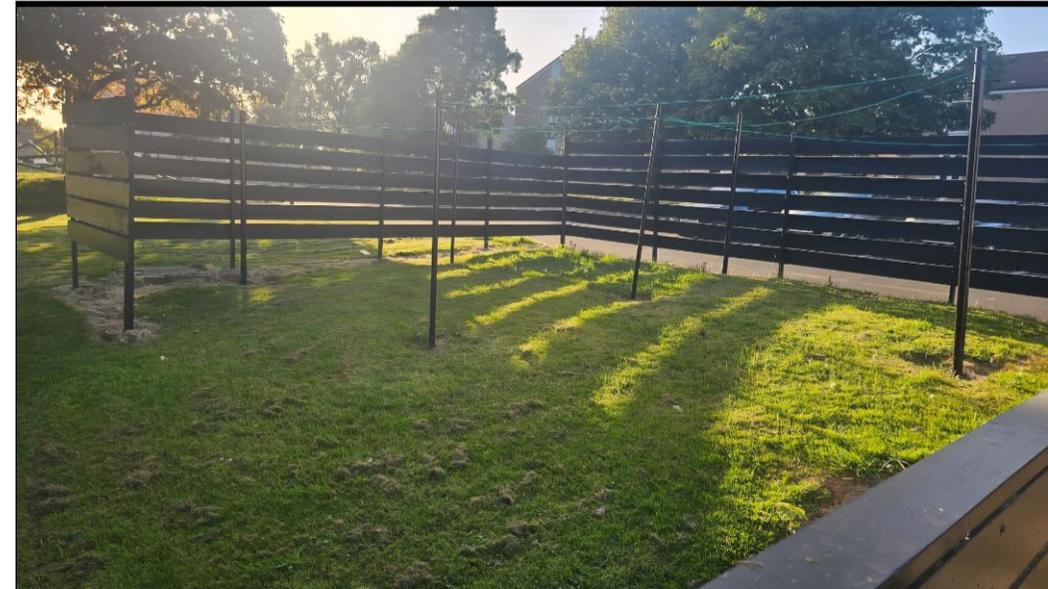
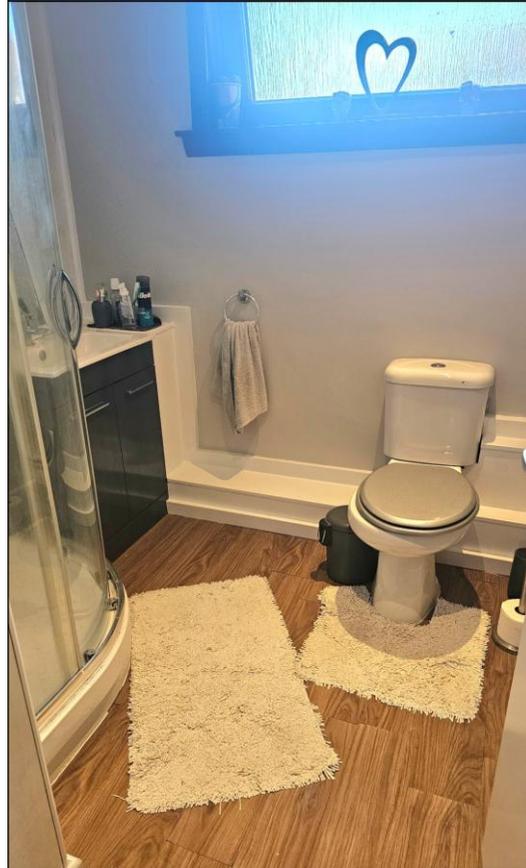


SHOWER ROOM: -

The shower room comprises a white three-piece suite, W.C., vanity wash hand basin with cupboards below and a shower enclosure with an electric 'Triton' shower. Wet wall splash back. A double-glazed window offers a good deal of natural light. Extractor fan. Ceiling downlights.

EXTERNAL: -

The property has a communal drying area.



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.



**CAMPBELL
BOATH**

Solicitors & Estate Agents

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.