



CB

4 ALLAN LANE, DUNDEE, DD1 3EU
OFFERS OVER £ 125,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

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

This spacious MAIN DOOR FIRST FLOOR TWO BEDROOM APARTMENT is situated in Dundee City Centre. The property is within walking distance to shops, bars and restaurants within the city centre. The property has recently been decorated and is in walk-in condition. Benefits include double glazing and electric heating. There is an external storage cupboard accessed next to the front door. 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 apartment. There is a carpeted stairway with a glazed door giving access to the hall. Built-in shelved linen cupboard. Laminate flooring. Electric wall heater.

LOUNGE: -

Approximately 15'0" x 12'2". The lounge is spacious and tastefully decorated with double glazed patio doors leading to a veranda. Laminate flooring. Electric wall heater.

KITCHEN: -

Approximately 10'11" x 5'9". 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. Electric cooker point. Space for white meter appliances. Laminate flooring. Electric wall heater.

BEDROOM 1: -

Approximately 11'10" x 11'10". This is a good-sized double bedroom with double glazed window offering outlook towards the front of the property. Fitted roller blind. Built-in wardrobe with attractive mirror folding doors. Carpet. Electric wall heater.

BEDROOM 2: -

Approximately 11'8" x 10'2". This is another good-sized double bedroom with a double-glazed window offering pleasant outlook towards the rear. Fitted roller blind. Built-in wardrobe with attractive mirror folding doors. Laminate flooring. Electric wall heater.

SHOWER ROOM: -

Comprising W.C., vanity wash hand basin with cupboards below and a shower enclosure with electric 'Triton' shower above. Wet wall splashback. Electric towel radiator.





Owner: Clients of Campbell Boath

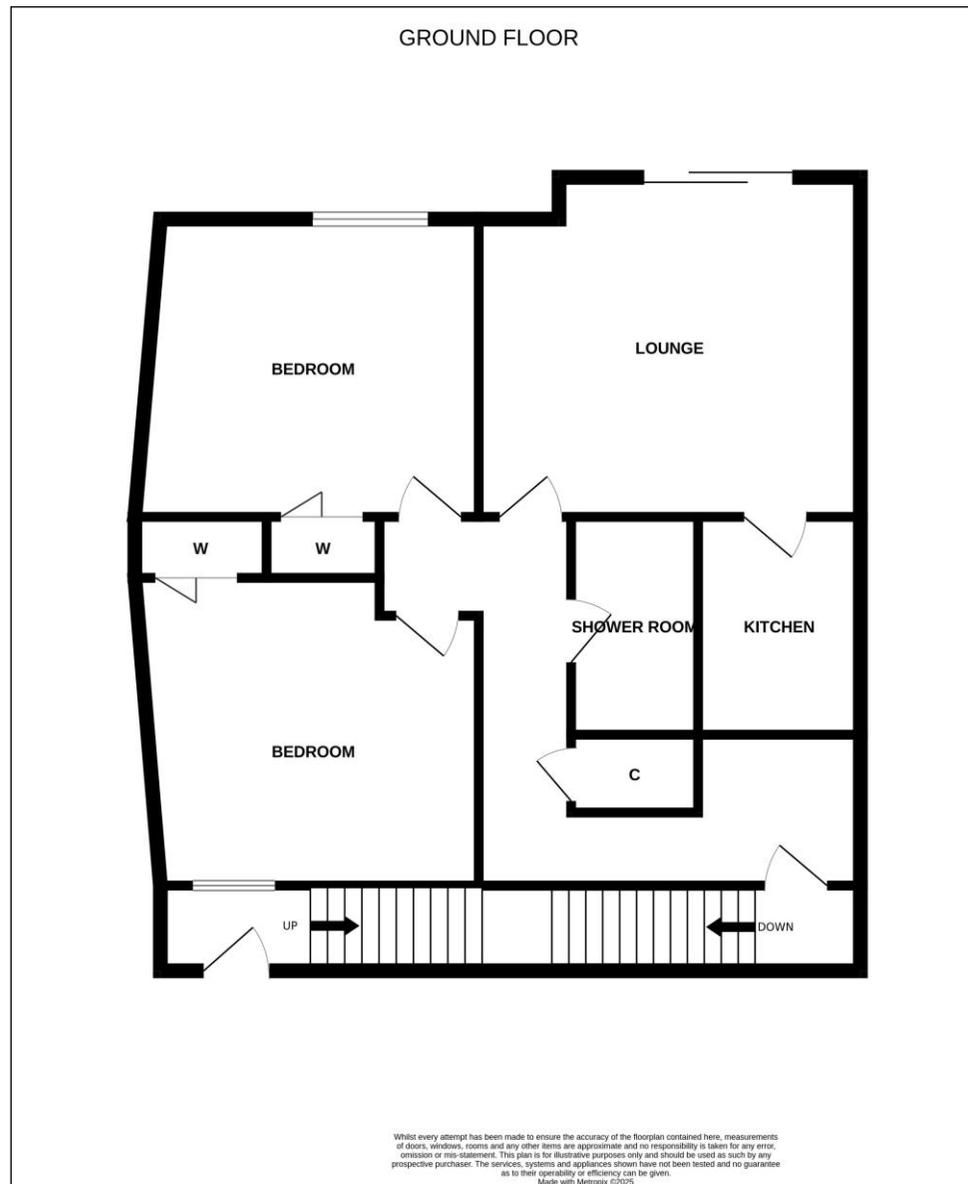
Viewing: Telephone

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

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



FLOOR PLAN: -



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.