



MICHAEL A. BROWN

— Solicitors & Estate Agents —



40 Campbell Street, Dundee, DD3 6DS

Offers Over **£130,000**



- Ground Floor Flat
- 4 Flats in a Block
- Fully Modernised
- Move in Condition
- Law Hill Area
- Front Garden Area
- Vestibule; Hall
- Lounge Diningroom
- Modern Kitchen
- 2 Double Bedrooms
- Quality Shower Room
- Combi GCH; UPVC DG

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This recently fully modernised and upgraded GROUND FLOOR FLAT is situated on the slopes of the Law Hill in a popular area. This move in condition property benefits from replastered walls and lowered ceilings, electrical rewiring, recently installed combi gas central heating, replacement quality replacement UPVC double glazed windows and laminate flooring. The exterior of the property also benefits from heat saving insulation cladding. There is an enclosed front garden with a sunny location and expansive open aspect rear mutual grass areas.

ENTRANCE VESTIBULE

Front entrance door. Oak laminate flooring.

ENTRANCE HALL

Glazed door. Oak laminate flooring.

LOUNGE/DINING ROOM

A bright and spacious lounge with rear dining area. Oak laminate flooring.

KITCHEN

Fully fitted with modern white gloss wall and base units. Granite effect worktops and matching splash backs. Integrated stainless steel gas hob, chimney filter and electric oven. Glass splash back. Space for upright fridge freezer. Wall cupboard housing combi gas boiler. Larder cupboard housing automatic washing machine. Space for small table and chairs. Oak laminate flooring. Two windows overlook the rear open grass area.

DOUBLE BEDROOM

Free standing white quadruple wardrobes. Built in storage cupboard. Oak laminate flooring. Window overlooks the front garden.

DOUBLE BEDROOM

Built in storage cupboard. Oak laminate flooring. Window overlooks the rear garden.

SHOWER ROOM

Large walk in shower compartment with thermostat shower and wet walls. Vanity unit with white wash hand basin. White toilet. Laminate flooring. Parador style ceiling with recessed downlights. Extractor fan. Chrome towel radiator.

FRONT GARDEN

South East facing with an open aspect and enclosed with railings and mainly laid out with stone chips.

MUTUAL REAR AREA

Grass drying area. Expansive grass areas beyond. On street car parking outside the property.

EXTRAS

Included are all floor coverings, blinds, Integrated kitchen appliances. Bedroom wardrobe and automatic washing machine.

LOCATION

Campbell Street runs between Lawside Road and Gardner Street.

EPC – C

HOME REPORT VALUATION - £130,000



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These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.



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