



CB

22 FLEUCHAR STREET, DUNDEE, DD2 2LQ
OFFERS OVER: £ 110,000

**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, Two Bedrooms and Shower Room. External: Communal Rear Garden.

This is a well presented TWO BEDROOM FIRST FLOOR APARTMENT which 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 and is within walking distance to the University of Dundee. This property would appeal to first time buyers and investors. Benefits include double glazing and gas central heating. All floor coverings are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

A hardwood door gives access to the entrance hall. Attractive downlights. Laminate flooring. Radiator.

LOUNGE: -

Approximately 12'4" x 11'8". This is a spacious bright room with double glazed window offering pleasant outlook to the rear of the property. Hardwood flooring. Radiator.



KITCHEN: -

Approximately 13'0" x 10'8". The spacious 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 rear of the property. Integrated appliances include a ceramic hob with electric oven below. There is ample space for a table and chairs. Vinyl flooring. Radiator.

BEDROOM 1: -

Approximately 14'6" x 12'2". This spacious double bedroom has a double-glazed window offering outlook to the front of the property. Radiator.

BEDROOM 2: -

Approximately 14'0" x 11'9". This is another good size bedroom with double glazed window offering outlook to the rear of the property. Radiator.

SHOWER ROOM: -

This comprises a three-piece suite, w.c., wash hand basin and a shower enclosure with a thermostatic shower. Wet wall splashback. Vanity mirror. Extractor fan. Vinyl flooring. Towel radiator.



EXTERNAL: -

The property has shared access to a well-maintained and quiet private garden to the rear with a paved patio and garden shed..



Owner: Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on 01382 202060

Email: property@campbellboath.com

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

CB

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.