



CB

16 HILL SQUARE, DUNDEE, DD3 6RT
OFFERS OVER: £52,000

**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 Bathroom. Communal Storage Room.

This TOP FLOOR ONE BEDROOM APARTMENT is situated in a popular residential area. The property is close to all local amenities including schools, shops and a main bus route. The property enjoys views towards the Sidlaw Hills. The property requires a degree of upgrading and would appeal to investors looking for a buy to let or a first-time buyer. Benefits include gas central heating and security door entry system. Early internal viewing is highly recommended.

ENTRANCE: -

A hardwood door gives access to the entrance hall which has two built-in storage cupboards. Security entry phone. Hardwood flooring. Radiator.



LOUNGE: -

Approximately 13'9" x 10'3". The lounge has a glazed window offering pleasant outlook towards the front of the property with open views towards the Sidlaw Hills. Built-in storage cupboard. Laminate flooring. Radiator.



KITCHEN: -

Approximately 11'5" x 6'5". The kitchen glazed window offering outlook towards the front of the property with views of the Sidlaw Hills. Stainless steel sink. Built-in shelved storage cupboard. Radiator.



BEDROOM: -

Approximately 13'7" x 8'5". The bedroom has a glazed window offering outlook towards the rear of the property. Built-in storage cupboard. Carpet. Radiator.



BATHROOM: -

Comprising a three-piece suite, W.C., wash hand basin and bath. Radiator.

EXTERNAL: -

There is a shared storage room accessed on the top landing of the building.



FLOOR PLAN: -



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.



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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.