



CB

(T/L) 103 STRATHMARTINE ROAD, DUNDEE, DD3 7SD

OFFERS OVER: £75,000

HOME REPORT VALUE £80,000

**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, Bathroom. Communal Drying Green.

This is a well presented TWO BEDROOM TOP FLOOR APARTMENT which is situated in a popular residential area. The property is close to all local amenities including shops, primary and secondary schools and a main bus route. The property benefits from double glazing, gas central heating and security entry system. All floor coverings are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

A hardwood door gives access to the entrance hall. Carpet. Radiator.

LOUNGE: -

Approximately 14'0" x 12'11". This is a good-sized room with double glazed window offering a pleasant outlook towards the front of the property. The room is tastefully decorated and is enhanced by ceiling cornicing. Carpet. Radiator.

KITCHEN: -

Approximately 10'7" x 5'6". The kitchen has a range of base and wall mounted storage cupboards having contrasting work surfaces and tiled splashback. 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. There is a ceramic hob with electric oven below and extractor above. Vinyl flooring. Radiator.

BEDROOM 1: -

Approximately 12'8" x 9'5". This is a good-sized bedroom with a double-glazed window offering pleasant outlook towards the front of the property. Built-in wardrobes. Carpet. Radiator.

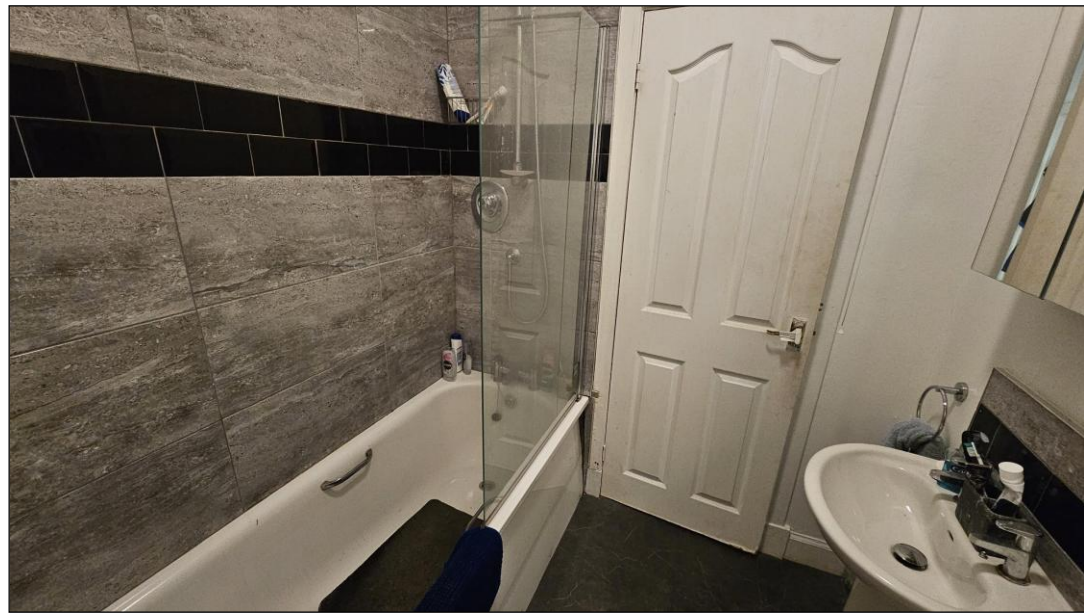
BEDROOM 2: -

Approximately 9'11" x 8'4". This bedroom has a double-glazed window offering pleasant outlook towards the rear of the property. Built-in shelved display area. Carpet. Radiator.

BATHROOM: -

This has a three-piece suite which includes a W.C., wash hand basin and bath with a thermostatic shower. Attractive wall tiling. Vinyl flooring. Radiator.





Owner: Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on 01382 202060 or Client on 07701303001
or **Email:** property@campbellboath.com

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

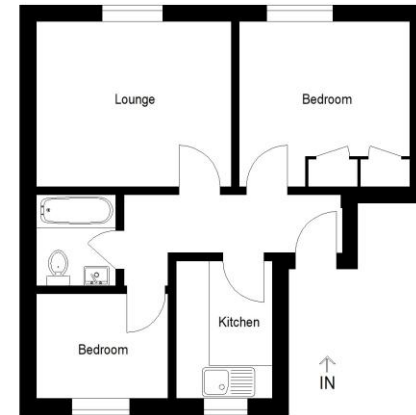


Illustration For Identification Purposes Only.
Not To Scale (ID924391 / Ref:83489)

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.