



**CB**

**FLAT 2, 51 STRATHMARTINE ROAD, DUNDEE, DD3 7RX**  
**OFFERS OVER: £78,000 HOME REPORT: £85,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER

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[www.campbellboath.com](http://www.campbellboath.com)

## **Accommodation Comprises: Entrance Vestibule, Hall, Lounge, Kitchen, Two Bedrooms, Bathroom and Communal Garden.**

This is a well presented TWO BEDROOM UPPER FLOOR APARTMENT which is situated in a sought-after residential area. The property is close to all local amenities including shops, primary and secondary schools and a main bus route. The property is tastefully decorated throughout and would suit a first-time buyer or an investor. Benefits include 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 vestibule. Vinyl flooring. Glazed door giving access to the hall. There is a built-in storage cupboard and built-in linen cupboard. Laminate flooring. Radiator.

### LOUNGE: -

Approximately 14'3" x 13'0". This is a good-sized room with double glazed window offering a pleasant outlook towards the front of the property. Fitted roller blind. The room is tastefully decorated and has built-in storage cupboards. Laminate flooring. Radiator.

### KITCHEN: -

Approximately 9'9" x 9'7". The kitchen has a range of base and wall mounted storage cupboards having 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. Fitted roller blind. Vinyl flooring. Radiator.

### BEDROOM 1: -

Approximately 10'11" x 10'1". This is a good-sized bedroom with a double-glazed window offering pleasant outlook towards the front. Fitted roller blind. The room is tastefully decorated and has built-in wardrobes offering ample storage. Laminate flooring. Radiator.

### BEDROOM 2: -

Approximately 10'8" x 9'0". This is another good-sized bedroom with a double-glazed window offering pleasant outlook towards the rear. Fitted roller blind. Built-in wardrobes offering ample storage. Laminate flooring. Radiator.



**BATHROOM: -**

This has a three-piece suite which includes a W.C., wash hand basin and bath with an electric 'Triton' shower above. Wall and floor tiles. Extractor fan. Radiator.



**EXTERNAL: -**

There is communal garden area to the rear. Locked outdoor storage.

**INCLUDED IN SALE: -**

All floor coverings and window blinds where fitted.

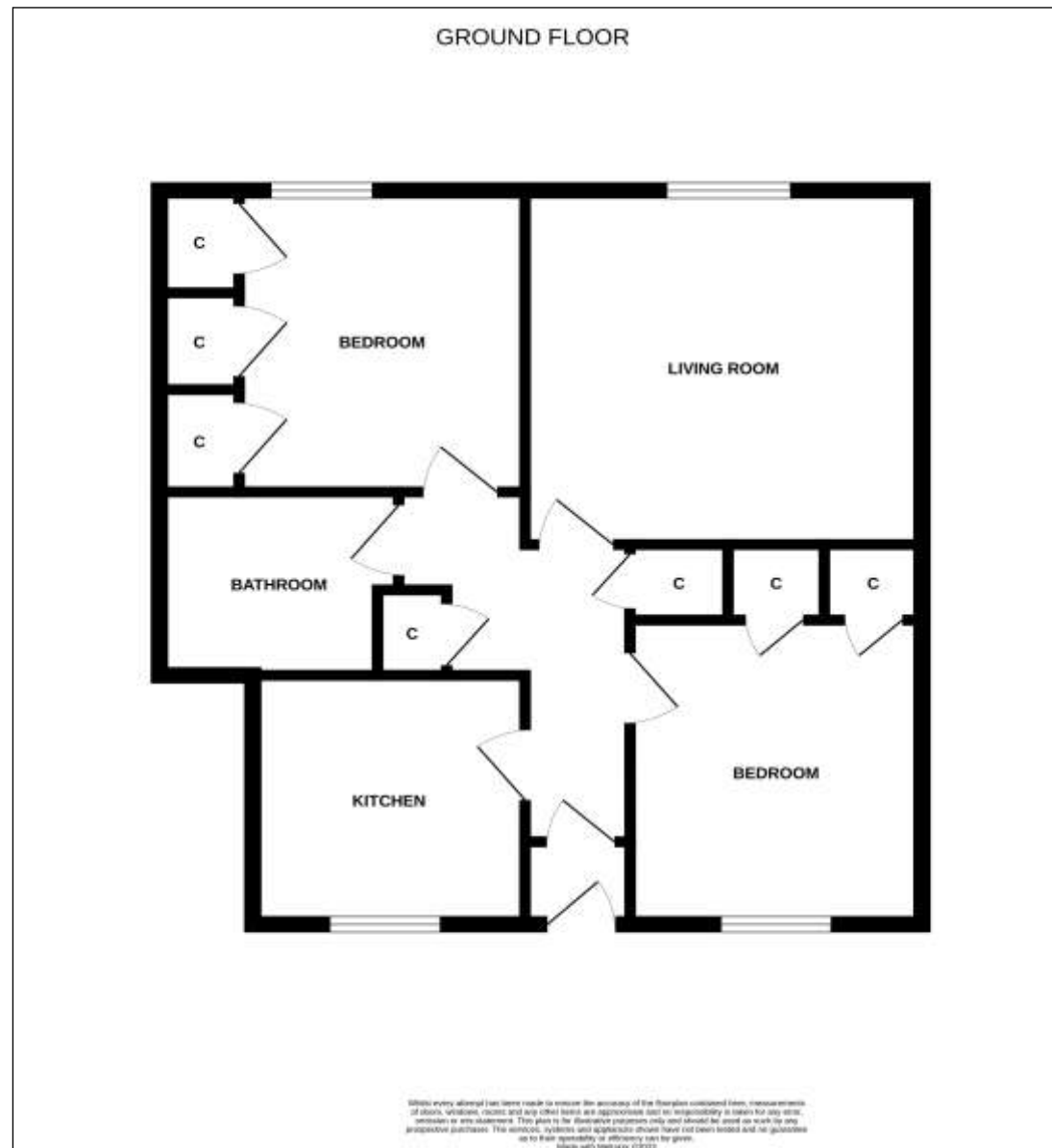


**Owner:** Clients of Campbell Boath

**Viewing:** Telephone Campbell Boath Solicitors on 01382 202060  
or **Email:** [property@campbellboath.com](mailto:property@campbellboath.com)

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

FLOOR PLAN: -



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For more details regarding this property and many other properties visit our website at [www.campbellboath.com](http://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.