



CB

7C SANDEMAN STREET, DUNDEE, DD3
OFFERS OVER: £ 65,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

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www.campbellboath.com

Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Bedroom and Bathroom. Communal Drying Green.

This FIRST 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 River Tay. The property offers spacious accommodation and would appeal to investors or a first-time buyer. Benefits include gas central heating, double glazing and security door entry system. Early internal viewing is highly recommended.

ENTRANCE: -

A hardwood door gives access to the entrance hall which has a large built-in storage cupboard. Security entry phone. Laminate flooring. Radiator.

LOUNGE: -

Approximately 15' 9" x 11' 9". The lounge has large double-glazed window offering pleasant outlook towards the front of the property with views towards the River Tay. Shelves display alcove. Laminate flooring. Two radiators.

KITCHEN: -

Approximately 12' 3" x 9' 11". The kitchen has a double-glazed window offering outlook towards the rear of the property. Stainless steel sink with plumbing for washing machine. Space for white meter appliances. Tiled splashback. Radiator.

BEDROOM: -

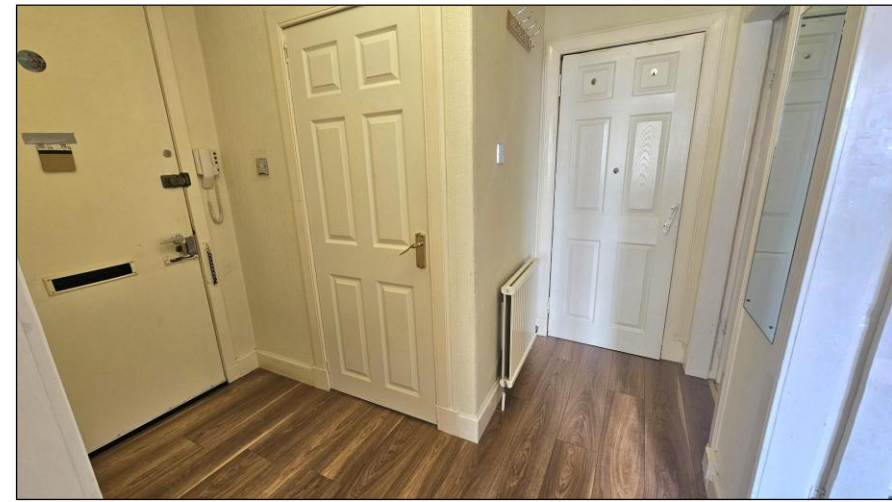
Approximately 12' 8" x 9' 11". This is a good-sized room with double glazed window offering outlook towards the front of the property. Fitted vertical blinds. Laminate flooring.

BATHROOM: -

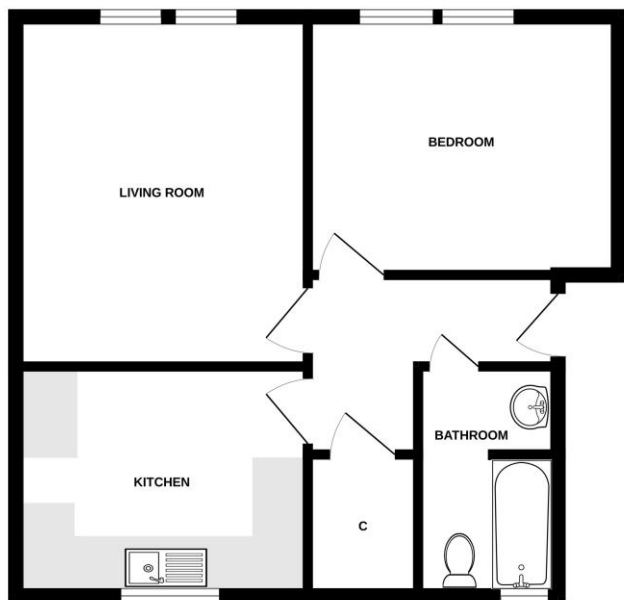
Comprising a three-piece suite, W.C., wash hand basin and bath with electric 'Mira' shower above. Double glazed window offering a good deal of natural light. Vinyl flooring. Radiator.

EXTERNAL: -

There is a communal drying green to the rear.



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Owner: Clients of Campbell Boath
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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.