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**7F BANKMILL ROAD, DUNDEE, DD1 5QB
OFFERS OVER £99,500**

**CAMPBELL
BOATH**

Solicitors & Estate Agents

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MEMBER

Bank House, 1 Stirling Street, Dundee DD3 6PJ. Telephone: 01382 202060 Email: property@campbellboath.com

www.campbellboath.com

Accommodation Comprises: Entrance Hall, Lounge/Dining Room, Kitchen, Bathroom and Two Bedrooms.
External: Communal Rear Gardens.

This well presented TWO BEDROOM TOP FLOOR FLAT is located in the sought after West End of the City. The property offers easy access to the City Centre and would ideally suit a first-time buyer or an investor. The property is well presented throughout and benefits include gas central heating and double glazing. Early internal viewing is highly recommended.

ENTRANCE: -

A hardwood door gives access to the entrance hall. There is a built-in utility cupboard and separate shelved linen cupboard. Laminate flooring. Radiator.

LOUNGE/DINING ROOM: -

Approximately 18'5" x 10'11". The lounge is a good size and has a double-glazed window offering pleasant outlook to the front of the property. There is space for a dining table and chairs. Laminate flooring. Radiator.

KITCHEN: -

Approximately 10'5" x 6'5". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces and attractive splashback. There is a stainless-steel sink with plumbing connections for a washing machine. There is a double-glazed window offering outlook towards the rear garden. Fitted roller blind. Tiled flooring. Radiator.

BEDROOM 1: -

Approximately 12'9" x 11'1". This is a good-sized bedroom with a double-glazed window offering pleasant outlook towards the front of the property. Built-in wardrobe. Carpet. Radiator.

BEDROOM 2: -

Approximately 11'2" x 10'5". This bedroom has a double-glazed window offering pleasant outlook towards the rear garden. Carpet. Radiator.

BATHROOM: -

The bathroom comprises W.C., wash hand basin and a bath with a thermostatic shower above and fitted shower screen. Attractive wet wall splashback. Tiled flooring. Towel radiator.





Owner:
Clients of Campbell Boath

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

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



EXTERNAL: -

There is a communal drying green to the rear of the property.



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabe.co © (ID1300918)



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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.