

**1A ARKLAY PLACE
DUNDEE
DD3 7PL**

OFFERS OVER £65,000



Accommodation Comprises:- Entrance Hall, Lounge, Kitchen/Dining, Bedroom, Bathroom and Garden.

This is a spacious ONE BEDROOM GROUND FLOOR GARDEN APARTMENT situated within a quite cul-de-sac in a much sought after residential area. Although requiring a degree of modernisation this property offers excellent potential. All rooms are well proportioned and there is a private south westerly facing garden which is fully enclosed. Close to all local amenities including primary and secondary schools, shops and a main bus route to the city centre. Early internal viewing is highly recommended.

ENTRANCE HALL:-

The substantial hardwood door giving access to an 'L' shaped hallway with a large built-in storage/utility cupboard. Carpet. Radiator.

LOUNGE:-



Approximately 12'10" x 15'8". A bright spacious impressive sitting room with large windows offering a bright westerly outlook with views of the mature enclosed front garden. Features include natural wood skirtings and architraves. There is a feature fireplace with tiled back and hearth and having a fitted gas fire. There is a recessed shelved display area. Wall lights. Laminate floor. Radiator.

KITCHEN/DINING ROOM:-



Approximately 11'8 x 10'0". Base and wall mounted storage cupboards having contrasting work surfaces and ceramic tiled splash back. The stainless steel sink has plumbing connections for a washing machine and there is an electric cooker point. Ample space for other white meter appliances. A large window offers a pleasant outlook towards the communal rear garden. Ample space for dining table and chairs. Vinyl flooring. Radiator.

BEDROOM 1:-



Approximately 12'0" x 10'6". A good sized double bedroom with a window offering a bright westerly outlook with views towards the front garden. There are wall length fitted wardrobes with hanging and shelving space. Carpet. Radiator.

BATHROOM:-

With a white three piece suite comprising w.c., wash hand basin with storage cupboard below and a bath with shower over. Ceramic tiling to wet areas. A frosted glass window allows natural light. Carpet. Radiator.

GARDEN:-



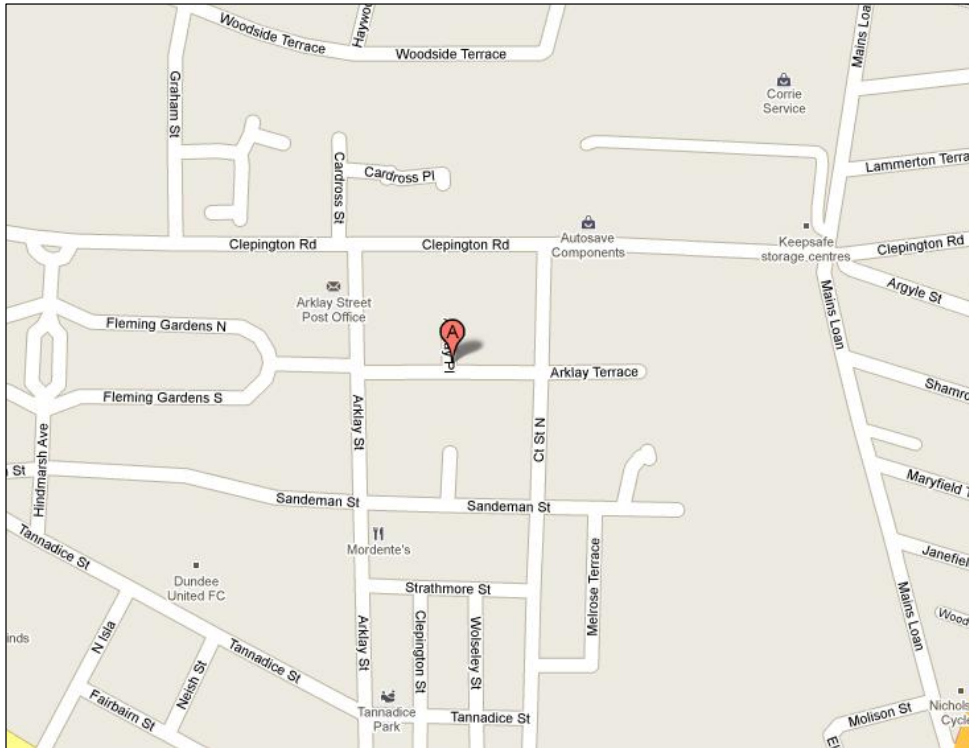
There is a fully enclosed private front garden which is laid in grass with border shrubs giving a good degree of seclusion. The rear garden is communal with a drying area and a garden shed



VIEWING:-

Telephone Campbell Boath, Solicitors (01382) 202060.

DIRECTION:-



OWNER:-

Clients of Campbell Boath.

N.B.:-

It should be noted that there is a home report available on this property. Please contact solicitor.

FOR MORE DETAILS REGARDING THIS PROPERTY AND MANY OTHER PROPERTIES VISIT OUR WEBSITE @ www.campbellboath.com OR TELEPHONE OUR OFFICE ON 01382 202060.

SONIC TAPE CLAUSE:

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.