



Property Services • Estate Agents • Factors

**66 DUNDONALD COURT
DUNDEE
DD3 7QN**

FIXED PRICE £75,000



Accommodation Comprises:- Entrance Hall, Lounge, Kitchen, Two Bedrooms, Bathroom and Communal Drying Green.

CAMPBELL BOATH
Bank House 1 Stirling Street Dundee DD3 6PJ. Tel: (01382) 202060 Fax: (01382) 202058

This is a very well presented TWO BEDROOM GROUND FLOOR APARTMENT which is situated within a popular residential area. Close to all local amenities including primary and secondary schools, shops and a main bus route to the city centre. This apartment would be ideal for a first time buyer or indeed for rental investment. Benefits include total control electric central heating and double glazing. All flooring coverings and window blinds are included in the sale. Viewing is highly recommended.

ENTRANCE HALL:-

A door entry system allows access to a well maintained communal area. A substantial hard wood door gives access to the ground floor apartment. Cloakroom/ storage cupboard. Utility cupboard.

LOUNGE:-

Approximately 13'8" x 10'6". A good sized sitting room with a large double glazed window offering a bright westerly outlook towards the front. The room is tastefully decorated. Fitted carpet.

KITCHEN:-

Approximately 7'3" x 7'0". Newly fitted kitchen with base and wall mounted storage cupboards having contrasting work surface. Integrated appliances electric hob, oven and an extractor hood above. The stainless steel sink has plumbing connections for a washing machine. The double glazed window offers outlook towards the rear. Ceramic tiled splash back. Vinyl floor.

BEDROOM 1:-

Approximately 9'0" x 7'10". With a double glazed window offering outlook towards the rear. Carpet. Electric wall heater.

BEDROOM 2:-

Approximately 10'6" x 9'6". Another good sized double bedroom with a double glazed window offering a pleasant outlook. Carpet. Electric wall heater.

BATHROOM:-

Newly fitted with a three piece suite comprising w.c., a vanity sink and a bath with an electric shower above. Double glazed window. Vinyl flooring. Electric wall heater.

EXTERNAL:-

There is a drying green to the rear.

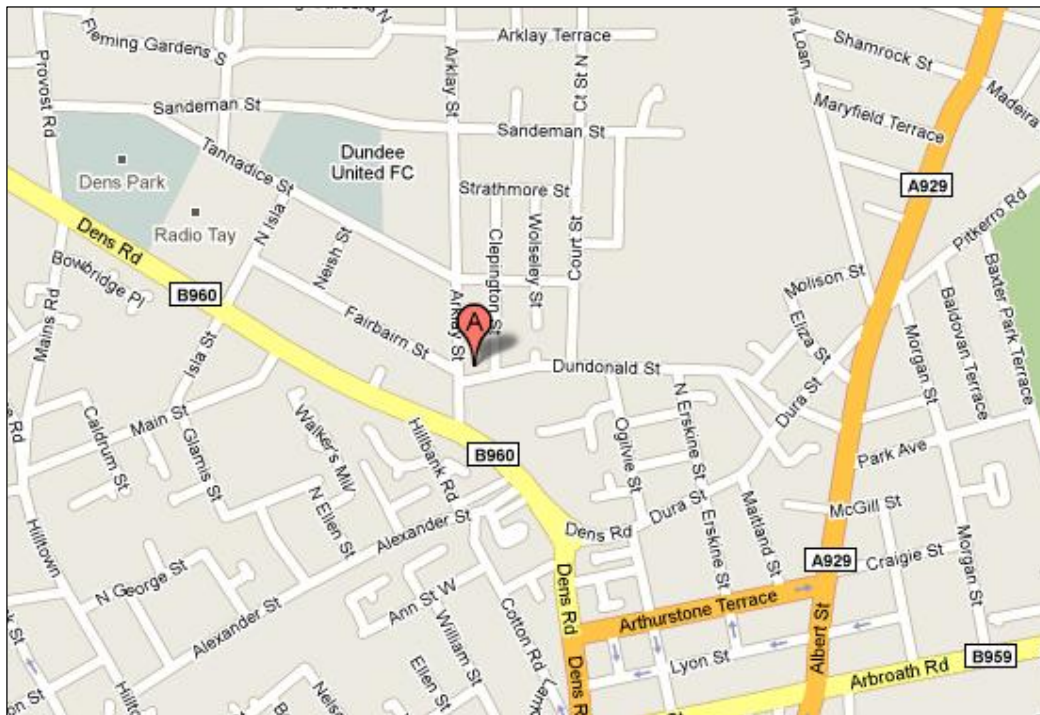
INCLUDED IN THE SALE:-

All floor coverings, window blinds and white goods in kitchen.

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.