



**CB**

**FLAT 1/1, 488 STRATHMARTINE ROAD, DUNDEE, DD3 9BP  
OFFERS OVER £185,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER

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**Accommodation Comprises: Entrance Vestibule, Spacious Reception  
Hallway, Lounge, Dining Kitchen, Bedroom/Dining Room.  
Upper Floor: Three Bedrooms & Family Bathroom.  
External: Private Garden Area.**

This spacious and well-presented MAISONETTE FLAT is located in a popular residential area. The location is close to the Kingsway bypass which provides easy commuting to Dundee city centre, Perth and Aberdeen. Local amenities include Primary and Secondary schools, shops and a main bus route. Benefits include gas central heating and double glazing. The property is well presented and tastefully decorated throughout. Early viewing is highly recommended.

**ENTRANCE: -**

A hardwood door gives access to the entrance vestibule which has laminate flooring and a glazed door to the hall. The reception hallway is spacious and is tastefully decorated while retaining original features including ceiling cornice, high skirtings and architraves. There are two built-in storage cupboards offering excellent storage. A carpeted stairway gives rise to the upper floor accommodation. Hardwood flooring. Radiator.

**LOUNGE: -**

Approximately 16'3" x 14'7". This is a spacious room which is tastefully decorated. There are large double glazed windows giving outlook towards the front of the property. Fitted Venetian blinds. There is a built-in shelved storage cupboard. Carpet. Radiator.

**KITCHEN: -**

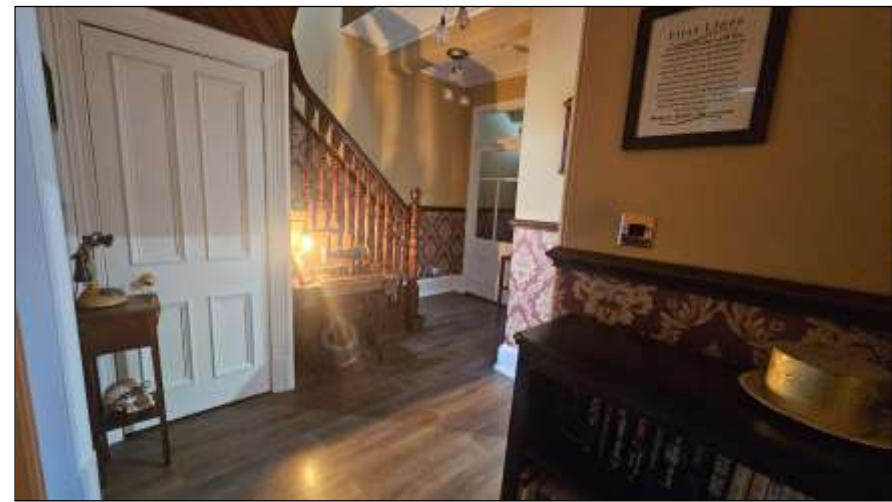
Approximately 18'2" x 12'8". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces and tiled splashback. There is a stainless-steel sink. There is a range style gas hob with double oven below and extractor hood above. There is a double-glazed window offering outlook towards the rear of the property. There is ample space for a family dining table and chairs. Clothes pulley. Laminate floor. Radiator.

**BEDROOM 1/DINING ROOM: -**

Approximately 16'6" x 10'2". This room is located downstairs and can be adapted to fit individual requirements. There is a double-glazed window offering outlook towards the front of the property. Hardwood flooring. Radiator.

**W.C. CLOAKS**

Comprising W.C and wash hand basin. Tiled splashback. Floor tiles.





**UTILITY ROOM: -**

The utility room has a double-glazed window offering a good deal of natural light. Worktop and plumbing connections for a washing machine. Space for other white meter appliances. Wall mounted storage cupboards. Laminate flooring.



**UPPER FLOOR LANDING: -**

The upper floor landing has a sky light which offers a good deal of natural light. There is a hatch giving access to the partially floored attic. Built-in storage cupboard.



**BEDROOM 2: -**

Approximately 15'9" x 12'4". This bedroom has a double-glazed bay style window with seating area and built in cupboards below offering pleasant outlook towards the rear garden area. There are built-in wardrobes offering excellent storage. Carpet. Radiator.

**BEDROOM 3: -**

Approximately 16'2" x 11'9". This bedroom has a double-glazed bay style window offering pleasant outlook towards the front of the property. Built-in wardrobes offering excellent storage. Carpet. Radiator

**BEDROOM 4: -**

Approximately 14'10" x 10'11". This bedroom has a double-glazed window offering pleasant outlook towards the front of the property. Carpet. Radiator

**BATHROOM: -**

A modern bathroom comprising WC, vanity wash-hand basin with storage below, free standing bath and a separate shower enclosure with thermostatic shower. Attractive wall tiling. Double-glazed window providing excellent natural light. Parador style ceiling with downlights. Vinyl flooring. Towel radiator.

**EXTERNAL: -**

There is a fully enclosed private garden to the rear of the property which has a raised decking area.



**INCLUDED IN SALE: -**

All floor coverings and window blinds where fitted.

**Owner:** Clients of Campbell Boath

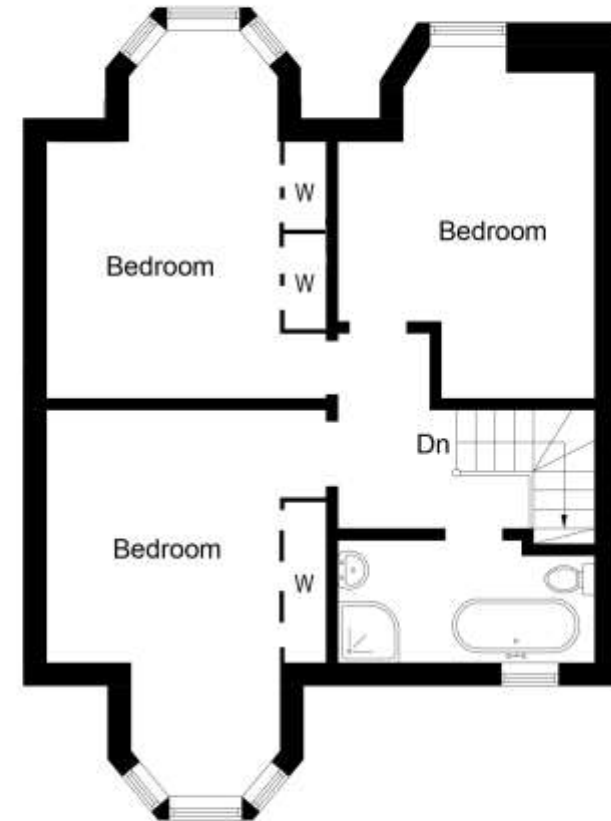
**Viewing:** Telephone Campbell Boath Solicitors on 01382 202060  
or **Email:** [property@campbellboath.com](mailto:property@campbellboath.com)

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

FLOOR PLAN: -



**First Floor**



**Attic Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID 1311413)



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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.

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