



**CB**

**64 HARRISON AVENUE, DUNDEE, DD2 3SU**  
**OFFERS OVER £50,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

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MEMBER

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[www.campbellboath.com](http://www.campbellboath.com)

**Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Two Bedrooms and Bathroom. External: Rear Gardens.**

This well-presented TWO BEDROOM MID TERRACE BUNGALOW is situated within a sought-after retirement complex in a popular residential area. The property is ideally located for easy access to many amenities including local shops and a main bus route to the City Centre and surrounding areas. The property is a 25% share of Ownership with the remainder rented from Caledonia Housing Association. The rent is currently £293.80 per month and this includes building insurance and factoring fees. There is an age restriction of 55 years old for this property. The property is tastefully decorated throughout and internal viewing is highly recommended. Benefits include double glazing and electric heating. All floor coverings and window blinds where fitted are included in the sale

**ENTRANCE: -**

A hardwood door gives access to the entrance hall. There is large built-in utility cupboard. Carpet. Radiator.

**LOUNGE: -**

Approximately 16'1" x 12'3". The lounge is spacious and has a large double-glazed window offering pleasant outlook of the rear garden. Carpet. Radiator.

**KITCHEN: -**

Approximately 10'8" x 10'4". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces. There is a stainless-steel sink with plumbing connections for a washing machine. Double glazed window offering pleasant outlook. Hardwood door allowing access to the rear garden. Vinyl flooring. Radiator.

**BEDROOM 1: -**

Approximately 11'5" x 11'3". This is a good-sized double bedroom with a double-glazed window offering pleasant outlook towards the front of the property. Built-in wardrobe. Carpet. Radiator.

**BEDROOM 2: -**

Approximately 9'2" x 8'6". This bedroom has a double-glazed window offering pleasant outlook towards the rear of the property. Carpet. Radiator.



**BATHROOM:** -

The bathroom comprises W.C., wash hand basin and a bath with electric shower above. There is a double-glazed window offering a good deal of natural light. Vinyl flooring. Radiator.



**EXTERNAL** -

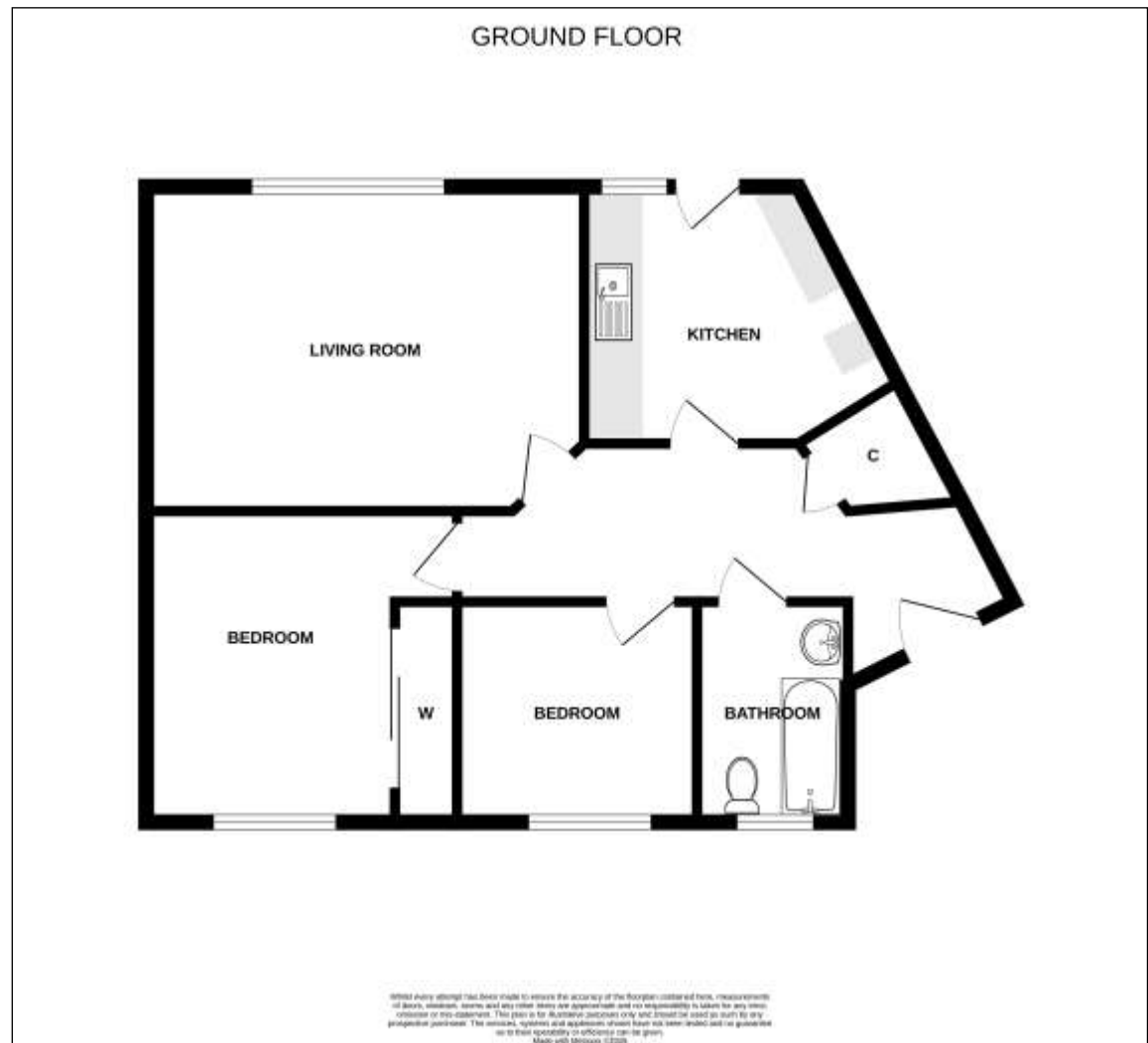
There is a garden to the rear of the property which is mainly laid in grass with clothes drying facilities.



**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



For more details regarding this property and many other properties visit our website at [www.campbellboath.com](http://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.