



CB

4E ARKLAY PLACE, DUNDEE, DD3 7PL
OFFERS OVER: £59,999

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

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

www.campbellboath.com

Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Bedroom and Bathroom. Communal Drying Green.

This TOP FLOOR ONE BEDROOM APARTMENT is situated in a popular residential area. The property is close to all local amenities including schools, shops and a main bus route. The property enjoys views towards the River Tay. The property offers spacious accommodation and would appeal to investors or a first-time buyer. Benefits include gas central heating, double glazing and security door entry system. Early internal viewing is highly recommended.

ENTRANCE: -

A hardwood door gives access to the entrance hall which has a large built-in storage cupboard. Security entry phone. Carpet. Radiator.

LOUNGE: -

Approximately 15'6" x 11'11". The lounge has a large double-glazed window offering pleasant outlook towards the front of the property with views towards the River Tay. Shelled display alcove. Carpet. Radiator.

KITCHEN: -

Approximately 13'1" x 9'10". The kitchen has a double-glazed window offering outlook towards the rear of the property. Stainless steel sink with plumbing for washing machine. Space for white meter appliances. Vinyl flooring. Radiator.

BEDROOM: -

Approximately 12'7" x 10'11". This is a good-sized room with double glazed window offering outlook towards the front of the property. Fitted vertical blinds. Carpet. Radiator.

BATHROOM: -

Comprising a three-piece suite, W.C., wash hand basin and bath with electric 'Redring' shower above. Double glazed window offering a good deal of natural light. Vinyl flooring. Radiator.

EXTERNAL: -

There is a communal drying green to the rear.





Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1315576)



Owner: Clients of Campbell Boath
Viewing: Telephone Campbell Boath Solicitors on 01382 202060
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Office Opening Hours: Monday - Friday 9am - 5pm

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For more details regarding this property and many other properties visit our website at 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.