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14 NETHERLEA PLACE, NEWPORT-ON-TAY, DD6 8NW
OFFERS OVER £130,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

tspc
MEMBER

Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Two Bedrooms, Shower Room.

External: Residents Car Park and Communal Garden.

This well presented FIRST FLOOR TWO-BEDROOM APARTMENT is located at the end of a quiet cul-de-sac in a popular retirement complex. Please note there is an age restriction of 55 years and monthly factor fees. The property is close to all local amenities including shops within Newport and Wormit and is on a main bus route to Dundee. The property offers excellent move in accommodation and benefits include electric heating and double glazing. Early internal viewing is highly recommended.

ENTRANCE: -

A hardwood door gives access to the entrance hall. Built-in utility cupboard. Security Entry phone. Carpet. Electric storage heater.

LOUNGE: -

Approximately 14'7" x 14'2". The lounge is spacious and bright with two double-glazed windows offering pleasant outlook towards the front of the property with views towards the River Tay. Fitted vertical blinds. Carpet. Electric storage heater.

KITCHEN: -

Approximately 10'1" x 6'6". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces and attractive splashback. There is a polycarbonate sink with plumbing connections for a washing machine. Integrated appliances include a halogen hob with electric oven below and stainless-steel extractor hood above. There is a double-glazed window offering outlook towards the front of the property. Fitted vertical blinds. Vinyl flooring. Electric wall heater.

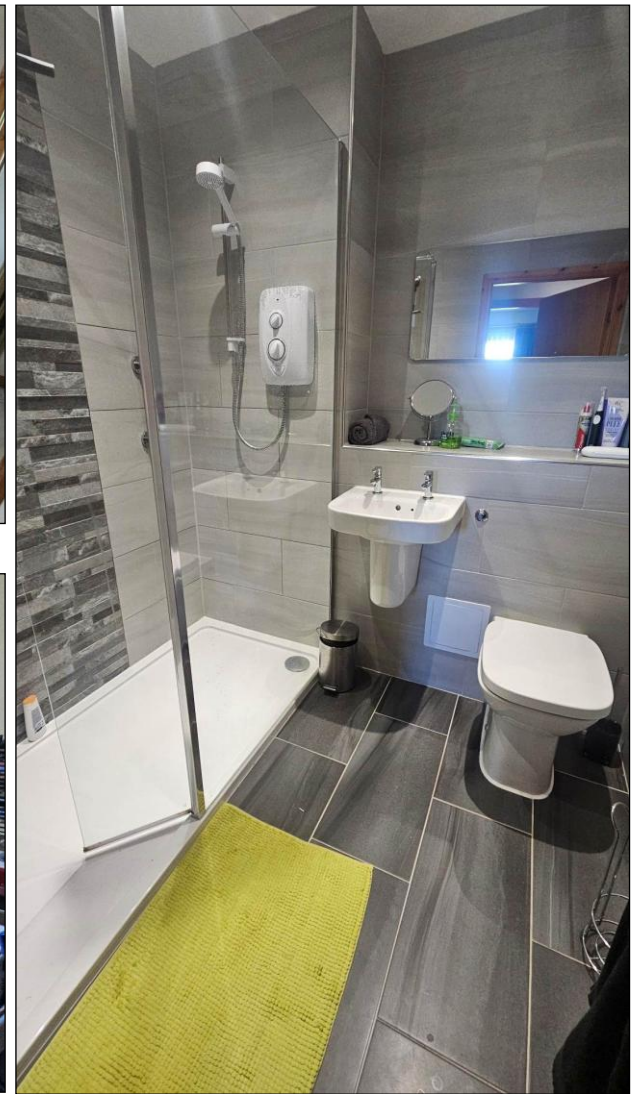
BEDROOM 1: -

Approximately 12'2" x 10'9". This is a good-sized bedroom with double-glazed window offering pleasant outlook towards the front of the property. Built-in wardrobe with attractive mirror sliding doors. Carpet. Electric wall heater.

BEDROOM 2: -

Approximately 9'7" x 8'7". This bedroom has a double-glazed window offering pleasant outlook towards the side of the property. Built-in wardrobe with attractive mirror sliding doors. Fitted vertical blinds. Carpet. Electric wall heater.





SHOWER ROOM: -

The shower room comprises a three-piece suite, W.C., wash hand basin and a walk-in shower enclosure with electric Mira shower. Attractive tiled splash back. Vanity mirror. Downlights. Extractor fan. Tiled floor.

EXTERNAL: -

Externally the property is set with well-maintained mature garden grounds. There is a communal drying area to the side and a private residents car park to the front of the property.

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

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.