



**CB**

**31A BALUNIE CRESCENT, DUNDEE, DD4 8PX  
OFFERS OVER £75,000**

**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

**tspc**  
MEMBER

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

### **External: Private Front Garden & Communal Rear Garden.**

This well-presented TWO BEDROOM GROUND FLOOR FLAT is located in the popular area of Douglas. The property is located close to local amenities including shops, schools and a main bus route. The property benefits from security entry, gas central heating and double glazing. Early internal viewing is highly recommended.

#### ENTRANCE: -

A hardwood door gives access to the entrance Vestibule. Built-in utility cupboard. Glazed door to hall. Built-in linen cupboard. Radiator.

#### LOUNGE: -

Approximately 17'7" x 12'5". The lounge is a good size and has a double-glazed window offering pleasant outlook to the front of the property. Shelves alcove. Radiator.

#### KITCHEN: -

Approximately 10'8" x 6'3". 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. Integrated appliances include a gas hob with oven below. There is a double-glazed window offering outlook towards the rear garden. Radiator.

#### BEDROOM 1: -

Approximately 12'9" x 10'12". This is a good-sized bedroom with two double glazed windows offering pleasant outlook towards the front of the property. Built-in wardrobe offering excellent storage. Radiator.

#### BEDROOM 2: -

Approximately 11'3" x 10'1". This is another good-sized bedroom with double-glazed window offering pleasant outlook towards the rear garden. Built-in wardrobe and overhead storage cupboards. Radiator.

#### SHOWER ROOM: -

The shower room comprises W.C., vanity wash hand basin with cupboards below and a shower enclosure with steam, lights and music facilities. Wet wall splashback. There is a double-glazed window offering a good deal of natural light. Parador style ceiling with downlights. Attractive wet wall splashback. Vanity mirror with light. Radiator.





EXTERNAL: -

There is a private garden to the front of the property with a communal rear garden.

FLOOR PLAN: -

**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

**CB**

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.



**CAMPBELL  
BOATH**

*Solicitors & Estate Agents*

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.